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DAVID MARTIN
GROUP

Cam Way
Witham, CM8 1TZ

Guide Price £300,000 - £325,000
EPC Rating 'C'

- Extended Mid Terrace House
- Three Bedrooms
- Cloakroom & Utility Room
- Kitchen/Diner





Property Description

David Martin Estate Agents are delighted to present this extended three-bedroom mid-terrace family home, ideally positioned in a quiet location in Witham, overlooking a peaceful communal green. The property features an entrance porch, a spacious lounge, a fitted kitchen open to a dining area with double doors leading to a low-maintenance rear garden-perfect for entertaining or relaxing. The ground floor also includes a cloakroom and a utility room, providing practical space for everyday living. Upstairs offers three bedrooms and a contemporary family bathroom. Located in the sought-after Essex town of Witham, the home is close to local amenities, well-regarded schools, and benefits from a mainline railway station with direct services to London Liverpool Street. An ideal home for families and commuters alike-early viewing is highly recommended.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, windows to front and side door to:

LOUNGE

17' 05" x 14' 02" (5.31m x 4.32m) Window to front, radiator, feature fireplace with inset gas fire.

KITCHEN

11' 04" x 8' 07" (3.45m x 2.62m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, Range style cooker with extractor over, space for dishwasher and fridge, open to:



DINING ROOM

10' 04" x 7' 10" (3.15m x 2.39m) Window and door to rear, radiator, tiled floor.

UTILITY ROOM

5' 07" x 5' 08" (1.7m x 1.73m) Fitted worksurfaces with space and plumbing below for appliances.

COAT/SHOE CUPBOARD

4' 07" x 3' 09" (1.4m x 1.14m) Space for storage.

LANDING

Loft access, airing cupboard.



BEDROOM ONE

11' 06" x 8' 08" (3.51m x 2.64m) Window to front, radiator, cupboard housing boiler, built in wardrobe with sliding doors.

BEDROOM TWO

9' 08" x 9' 02" (2.95m x 2.79m) Window to rear, radiator.

BEDROOM THREE

8' 07" x 8' 04" (2.62m x 2.54m) Window to front, radiator, built in cupboard.



FAMILY BATHROOM

Panel enclosed bath, shower cubical, low-level W.C, hand wash basin, heated towel rail, tiled floor, part tiled walls.



FRONT
Paved Garden to front enclosed by brick wall.

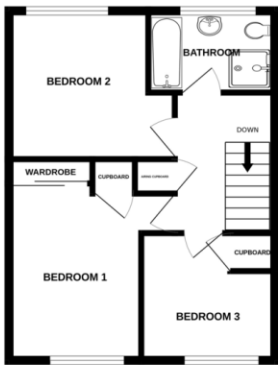


REAR GARDEN
Enclosed low maintenance paved rear garden, power point, outside tap and light, summer house to remain, gate to rear of property.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency under the plan.
Made with Floorplan Studio

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements