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DAVID MARTIN  
GROUP

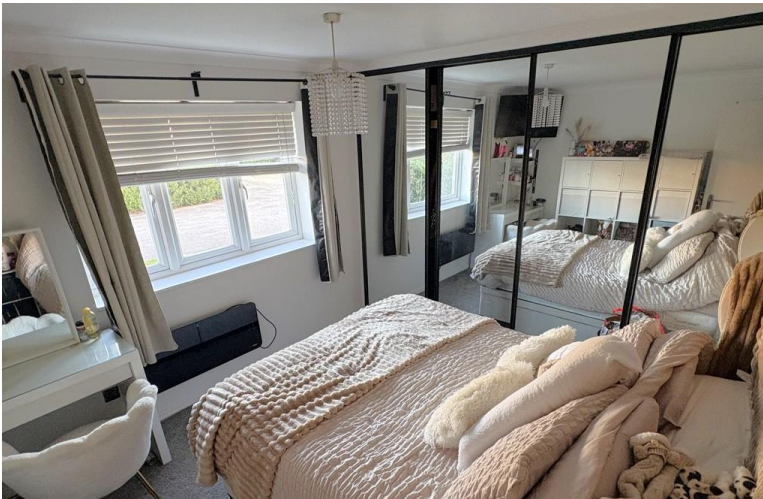
**Wickham Road**  
Witham, CM8 1EA

**£175,000**  
EPC Rating 'TBC'

- One Bedroom Ground Floor Apartment
- Ideal First Purchase
- Lounge/Dining Room
- Allocated Parking Space







## Property Description

David Martin Estate Agents are delighted to offer for sale this one bedroom ground floor apartment situated within walking distance of Witham town centre with its excellent range of shops, schools and local amenities, as well as good access to the A12 and mainline train station. The accommodation comprises entrance hall, spacious lounge, kitchen, double bedroom with fitted wardrobes and bathroom, and we understand from the vendor that the property benefits from an allocated parking space and communal gardens. This property would make an ideal first-time purchase or investment opportunity, and viewing is highly recommended to appreciate the setting.



#### ENTRANCE HALL

Entrance to the property is made via a communal entrance hall with entry phone system to solid entrance door to entrance hall, with storage cupboard and airing cupboard, door to:

#### LOUNGE

13' 4" x 10' 10" (4.06m x 3.3m) Window to front aspect, electric heater.

#### KITCHEN

10' 3" x 5' 3" (3.12m x 1.6m) Fitted with a range of units comprising of single drainer sink unit with mixer tap inset to worksurface with appliance storage and drawers and cupboards under, splashing tiling, matching range of eye level wall mounted units, freestanding cooker with extractor over, window to side aspect, plumbing and space for washing machine and fridge/freezer.

#### BEDROOM

11' 4" x 10' (3.45m x 3.05m) Window to rear aspect, fitted range of wardrobes to one wall with sliding doors, electric heater.

#### BATHROOM

White suite comprising of low flush WC, panel bath, wash hand basin inset to vanity unit, splash tiling tiled floor, heated electric towel rail, window to side aspect.

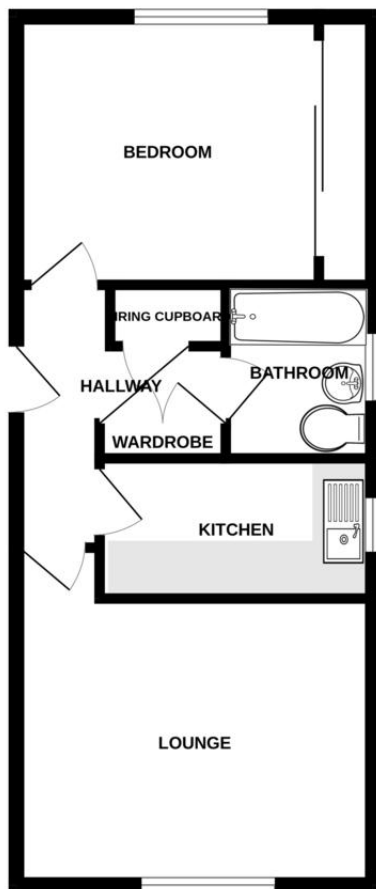
#### OUTSIDE

The property benefits from communal gardens being laid to lawn with flower beds and shrubs, the vendor has advised us the property has an allocated parking space.

#### AGENTS NOTE

The property is leasehold, we advise any buyers to confirm the lease, service charge and ground rent with their solicitors.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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