HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Tait Avenue

Freehold
Tax Band: C

Witham, CM8 3FX

Guide Price £350,000

3 2 1 B

Boasting an UNOVERLOOKED rear garden with DETACHED LOG CABIN/OFFICE, a spacious 16' lounge/diner, kitchen/breakfast room with walk-in utility cupboard plus an EN-SUITE to master, family bathroom & d/stairs cloakroom is this modern three bedroom SEMI-DETACHED property. Benefiting from further POTENTIAL TO EXTEND (STPP), driveway parking for two vehicles and ideally positioned on a recently established development, STILL UNDER NHBC WARRANTY. Close to all local shops/amenities, schools and transport routes with convenient access to Witham Town Centre/Station, Braintree & A12/A120/Chelmsford - Perfect for first time buyers!! Call Hamilton Piers to view!







Tait Avenue, Witham, CM8 3FX

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:
Low level WC, pedestal wash hand basin, fitted wall unit, radiator, Amtico flooring.

KITCHEN / DINER:
10'3 x 9'10 (3.12m x 3.00m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), walk-in utility/larder cupboard with fitted base units, space for low level fridge and tumble dryer, radiator, vinyl flooring.

LOUNGE:
16'10 x 11'5 (5.13m x 3.48m)
Double glazed windows to rear aspect, radiators, Amtico flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:
11'9 max to 9'9 x 9'7 (3.58m max to 2.97m x 2.92m)
Double glazed window to front aspect, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin, radiator, tiled flooring.

BEDROOM TWO:
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
8'6 x 6'10 (2.59m x 2.08m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising a patio area to immediate property rear with remainder mainly laid to lawn, timber storage shed, detached log cabin (12'3 x 7'2) which is fitted with power and lighting, gated side access.

DRIVEWAY PARKING:
Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:
Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.





At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.