



Dart Close, Witham, CM8 1UA
Guide price £290,000



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Some More Information

Welcome to this beautifully presented modern three-bedroom mid-terrace home, offering a perfect blend of comfort and convenience. Recent upgrades include double glazed windows and new front door, cavity wall and loft insulation, and new Dimplex energy-efficient electric heating throughout with smart home capabilities – for more economical running costs!

This well-presented property is move-in ready with over 1000 sq ft of bright, flexible living space, ideally suited to first-time buyers, young families, and investors.

Step inside via the entrance hall, to a spacious light-filled lounge with neutral décor and large picture window – perfect for entertaining. The kitchen/diner comes fully fitted with shaker style cupboards, ample worktop and storage space, integrated cooker and hob, and space for other appliances. The kitchen leads to a conservatory and a rear private garden.

Upstairs you'll find three well-proportioned bedrooms, comprising two double rooms and a single room with built in wardrobe. The stylish family bathroom includes a modern suite with a shower over-bath design.

Externally

Witham is a popular commuter town with direct train services into Stratford and London Liverpool Street in around 40-45 minutes and with easy access to the A12. Families have a great choice of childcare settings, primary and secondary schools, and a safe environment with strong community ethos.

Call us to arrange a viewing today!

Location

Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just

0.6 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45 minutes.

Entrance Hall

5'11" x 2'7" (1.80m x 0.79m)

Sitting Room

14'7" x 14'2" (4.45m x 4.32m)

Kitchen/Dining Room

17'5" x 8'8" (5.31m x 2.64m)

Conservatory

7'5" x 7'3" (2.26m x 2.21m)

Bedroom One

11'7" x 9'3" (3.53m x 2.82m)

Bedroom Two

11'5" x 8'7" (3.48m x 2.62m)

Bedroom Three

8'7" max x 8'2" max (2.62m max x 2.49m max)

Bathroom

8'0" x 5'7" (2.44m x 1.70m)

Services

Council Tax Band – B
Local Authority – Braintree District Council
Tenure – Freehold
EPC - E

Mains Electric
Mains Water
Mains Drainage
Heating via Modern electric panel radiators.

*Ultrafast broadband available in the area via Openreach and Nexfibre with speeds up to 10000mbps

*Best Mobile coverage for the area is available from O2. (Details

obtained from Ofcom February 2025).

*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs.

(Details obtained from Gov.UK flood risk area February 2025).

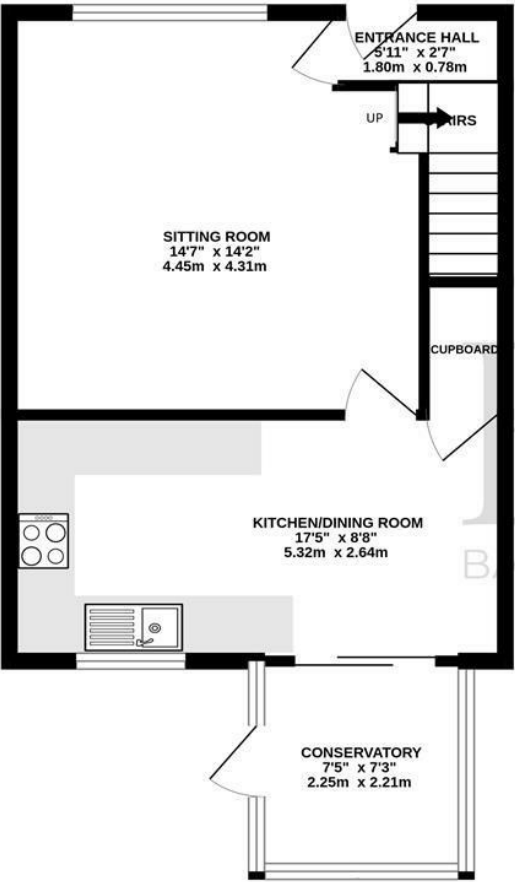
*Construction Type - We understand the property to be predominantly of brick with timber stud construction, fitted with uPVC windows, doors and conservatory.

*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access including step access.

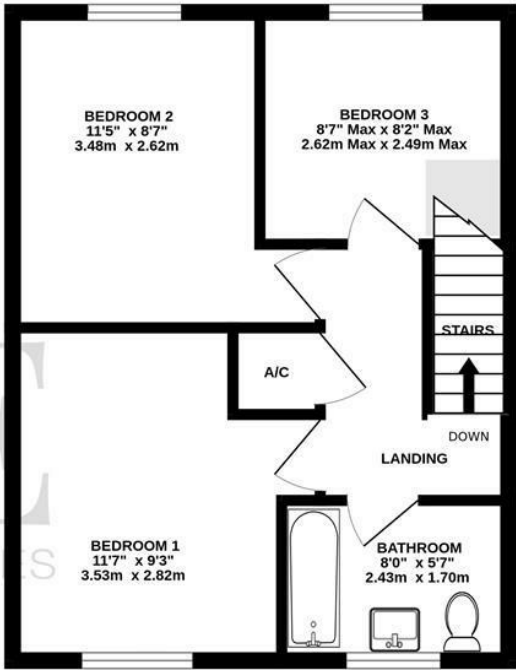
*Monthly energy cost circa £180.00 per month.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

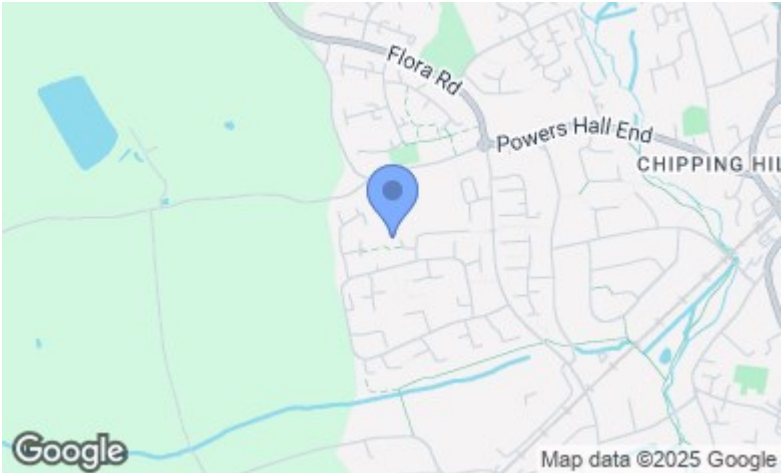
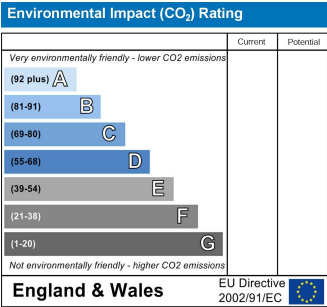
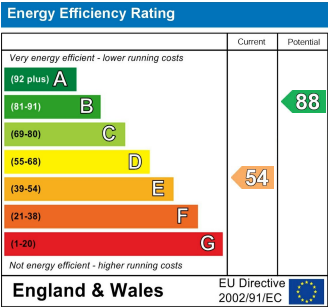


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.