



Claudius Way, Witham, CM8 1PZ

welcome to

Claudius Way, Witham

**** GUIDE PRICE £290,000 - £300,000 **** A beautifully presented two-bedroom home located in a popular residential area, featuring a spacious lounge, modern kitchen, and an impressive large conservatory overlooking the rear garden. Ideal for first-time buyers, downsizers or investors.



Hallway

Storage cupboard. Stairs leading to first floor. Laminate flooring. Vertical radiator. Doors leading to:-

Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer tap. Integrated oven. Four ring electric hob. Over head extractor fan. Plumbing and space for slimline dishwasher and washing machine. Integrated fridge freezer. Wall mounted boiler. Tiled flooring.

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)
Bifold doors leading to conservatory. Radiator. Carpets.

Conservatory

13' 11" x 11' 2" (4.24m x 3.40m)
Double glazed windows all around. Double glazed French doors leading to rear garden. Cozy roof. Carpets.

Landing

Loft access. Carpets. Doors leading to:-

Bedroom One

9' 7" x 12' 4" max (2.92m x 3.76m max)
Two double glazed windows. Built in wardrobe. Storage cupboard. Radiator. Carpets.

Bedroom Two

8' 6" x 12' 6" (2.59m x 3.81m)
Double glazed window, Radiator. Carpets.

Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)
Obscure double glazed window. Side panel bath with over head shower. Wall mounted hand wash basin with vanity unit. Low level WC. Heated towel rail. Tiled flooring.

Garden

Low maintenance rear garden with decked patio area and remainder laid with artificial lawn. Shed. Enclosed by panel fencing.

Parking

Allocated parking.



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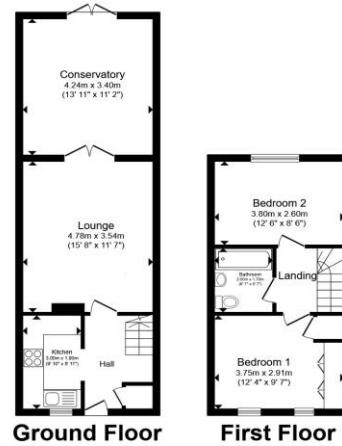
welcome to Claudius Way, Witham

- Two-Bedroom
- Mid-Terrace Home
- Large Conservatory
- Bright & Spacious Lounge
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£290,000 - £300,000



Total floor area 75.5 m² (812 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BTR110276 - 0002

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