



## Spread Eagle Mews

, Witham, CM8 2BD

£265,000

EPC Rating 'TBC'

- NEW BUILD ONE BEDROOM HOUSE
- GARDEN & ALLOCATED PARKING
- OPEN PLAN LIVING
- CENTRAL TOWN LOCATION





## Property Description

David Martin Estate Agents are delighted to present this newly built one-bedroom end-terrace house, ideally positioned within a mews just off Newland Street, offering convenient walking access to Witham's town centre, shops, and local amenities. The accommodation begins with a welcoming entrance hall leading into a lounge open plan to a contemporary kitchen/diner with integrated appliances and French doors onto the rear garden, creating an ideal modern living space. To the first floor, the property offers a generous double bedroom together with a large bathroom. Externally, the home benefits from an enclosed rear garden and allocated parking. This property represents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance modern home. Early viewing is highly recommended - contact David Martin Estate Agents today to arrange your appointment.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, under stairs cupboard, cupboard housing gas fired boiler.

#### LOUNGE

10' 02" x 9' 07" (3.1m x 2.92m) Window to side, radiator.

#### KITCHEN/DINER

16' 00" x 7' 06" (4.88m x 2.29m) Fitted with a range of shaker style wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring electric hob with extractor over, integrated fridge/freezer, washing machine and slimline dishwasher, French doors to garden.

#### CLOAKROOM

Window to front, low level W.C, hand wash basin, radiator, tiled floor, part tiled walls.

#### LANDING

Window to front.

#### BEDROOM

17' 09" x 9' 08" (5.41m x 2.95m) Two windows to rear, radiator, loft access.

#### BATHROOM

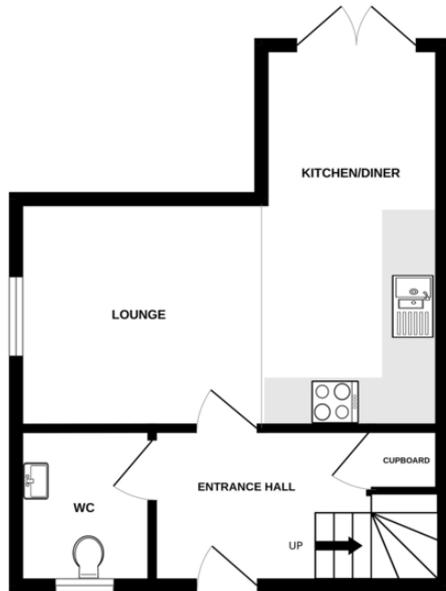
7' 07" x 6' 08" (2.31m x 2.03m) Window to front, low level W.C, hand wash basin, panel enclosed bath with shower over, heated towel rail, part tiled walls, tiled floor.

#### OUTSIDE

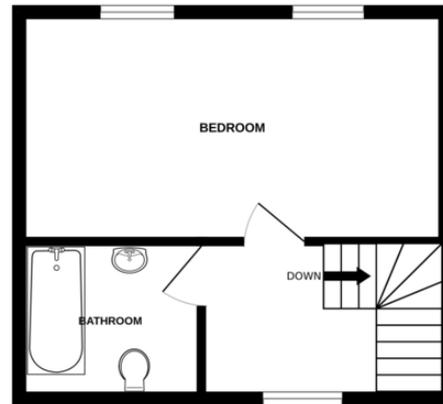
Walled garden to side and rear, laid to lawn. Allocated Parking.



GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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