



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

## Court Ten

Munro Road , Witham, CM8 2RD

Guide Price £265,000-£275,000

EPC Rating 'C'

- Three Bedroom Terraced House
- Chain Free
- Garage to Rear
- Ground Floor Cloakroom





## Property Description

\*Guide Price- £265,000-£275,000\*

David Martin Estate Agents are delighted to offer for sale this three bedroom terraced house, ideally located in Witham with convenient access to the A12 and Witham mainline railway station offering direct links to London Liverpool Street, along with local shops, schools and amenities. The accommodation comprises an entrance porch, entrance hall, lounge, dining room, kitchen, conservatory and ground floor cloakroom, with three bedrooms and a shower room to the first floor. Externally the property benefits from a rear garden and garage. The property is offered chain free and viewing is highly recommended to appreciate the space and potential the property has to offer.

### ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, windows to front and side aspect, door to:

### ENTRANCE HALL

Entrance hall with stairs rising to first floor landing,



radiator, door to:

#### LOUNGE

14' 10" x 10' 10" (4.52m x 3.3m) Being well lit by window to side aspect and sliding patio doors to rear, double radiator.

#### DINING ROOM

14' 3" x 8' 5" (4.34m x 2.57m) Window and fully glazed door leading to conservatory, radiator, archway to kitchen.

#### KITCHEN

9' x 6' (2.74m x 1.83m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, storage cupboard housing gas fired boiler, radiator, plumbing for washing machine, window to front aspect, splash tiling, tiled floor.



#### CONSERVATORY

12' x 5' 6" (3.66m x 1.68m) Windows to rear and side aspect, fully glazed doors to rear and side.

#### CLOAKROOM

Low flush WC, wall mounted wash hand basin, window to front aspect



#### LANDING

Window to side aspect, storage cupboard, access to loft space, door to:

#### BEDROOM ONE

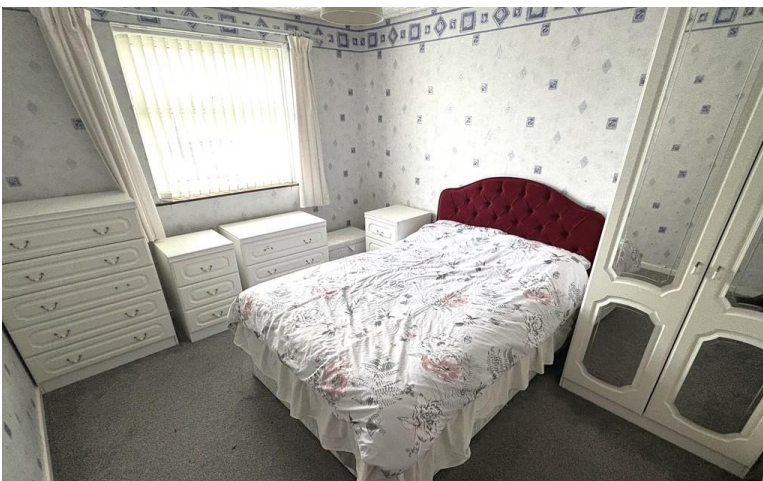
12' 0" x 10' 0" (3.66m x 3.05m) Window to rear aspect, radiator

#### BEDROOM TWO

12' x 9' (3.66m x 2.74m) Window to rear aspect, radiator.

#### BEDROOM THREE

12' x 6' (3.66m x 1.83m) Window to rear aspect, radiator.



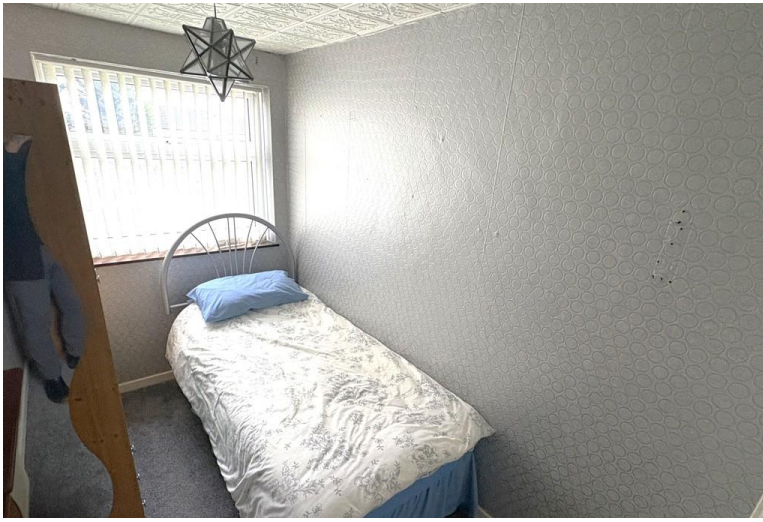
#### SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, radiator, splash tiling.

#### OUTSIDE

To the front of the property there is a paved garden enclosed by a low brick wall, vehicular access to the rear of the property leading to garage with up and over door, pedestrian access to rear garden.

#### REAR GARDEN



Being well enclosed by panel fencing, the garden is laid to lawn with decking area, brick storage shed.

**AGENTS NOTE**

The property is offered chain free, viewing is advised to appreciate the space and potential the property offers.



GROUND FLOOR  
525 sq ft. (48.7 sq.m.) approx.

1ST FLOOR  
424 sq ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures presented herein, measurements of areas, lengths, times and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, layout and boundaries shown here are taken from the title plan and no guarantee as to their accuracy or efficiency can be given. [www.davidmartin.co.uk](http://www.davidmartin.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

[www.dmgtiptree.co.uk](http://www.dmgtiptree.co.uk)  
%office\_emailAddress%  
01621 815815

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