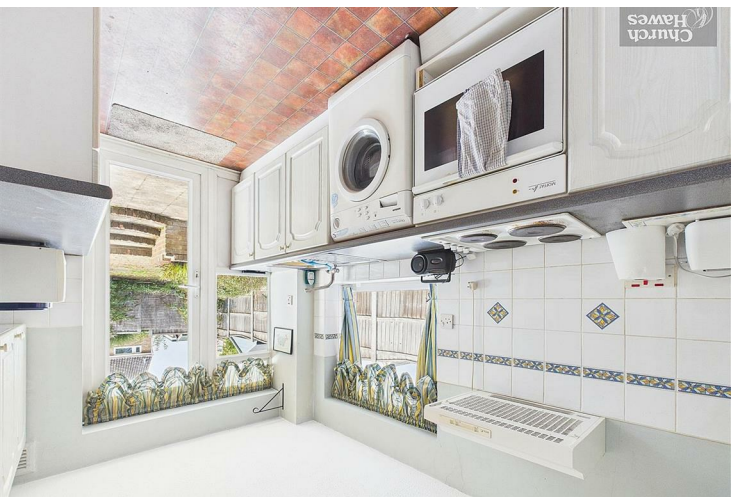
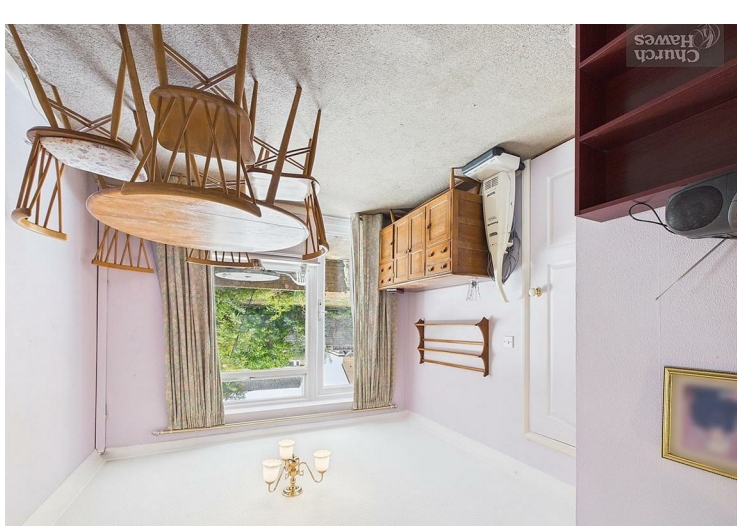




6 Graces Close, Witham , CM8 1QH
£350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Offered with no onward chain... Situated at the end of a pleasant close, enjoying an attractive outlook, this three bedroom semi-detached house offers well proportioned accommodation, a garage, driveway parking and excellent potential for further improvement. The property would benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements.

The ground floor accommodation commences with an entrance porch leading through to a spacious lounge, a separate dining room and a fitted kitchen. The layout offers excellent potential to combine the kitchen and dining room to create a larger, open-plan kitchen/diner, subject to any necessary consents.

To the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Location

Graces Close is situated in an established residential area of Witham, enjoying a pleasant position at the end of a close. The property is conveniently located for access to the town centre, which offers a comprehensive range of shopping facilities, supermarkets, restaurants and leisure amenities.

The area is well served by local schooling, including Howbridge Infant and Junior Schools and Maltings Academy. Witham's mainline railway station is approximately 1.1 miles away, providing services to London Liverpool Street, whilst the nearby A12 offers convenient road links to Chelmsford, Colchester and beyond.

Agents Notes, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property’s condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

