



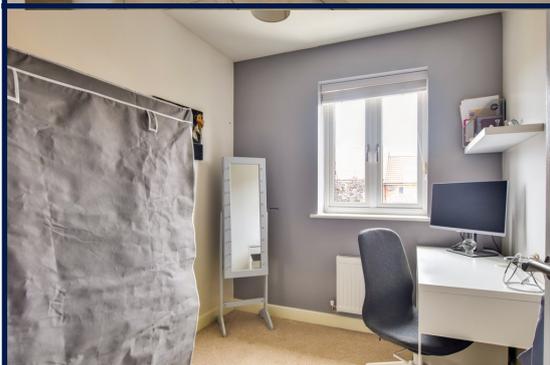
## MARKET LANE, WITHAM

OFFERS IN EXCESS OF – £400,000

- NO ONWARD CHAIN
- 4 BEDROOM MID TERRACED HOUSE
- LIVING ROOM WITH BAY WINDOW
- KITCHEN WITH INTEGRATED APPLIANCES AND FRENCH DOORS TO REAR
- UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE AND BUILT-IN TRIPLE WARDROBE
- CARPORT PARKING FOR 2 VEHICLES
- REAR GARDEN WITH ENTERTAINING PATIO AND LAWN

We are delighted to offer with NO ONWARD CHAIN this well presented 4 bedroom mid terraced property. The ground floor comprises of a living room with bay window to front, kitchen with integrated appliances and French doors to rear, utility area and cloakroom. There are 4 bedrooms to the first floor, with a built-in triple wardrobe and en-suite to the principal bedroom, as well as a family bathroom. There is a ceiling mounted air purification systems throughout the property. Externally, there is a carport supplying off-street parking for at least 2 vehicles, and the rear garden is approximately 40ft in length and is split into entertaining patio and lawn.





With panel and obscure glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, wall mounted fuseboard, wall mounted radiator, power point, fitted carpet, stairs rising to first floor landing, door to:

### **Living Room 14'3" into bay x 11'7"**

With bay window to front, wall mounted radiator, ceiling lighting with ceiling mounted air purification system, TV telephone and power points, fitted carpet, door through to:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect square-edges worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over, 4-ring electric hob with glazed splashback and stainless steel extractor fan above, integrated double oven, integrated fridge-freezer, integrated dishwasher, inset ceiling downlighting, counter display lighting, ceiling mounted air purification system, wall mounted radiator, French doors and sidelights leading out to rear entertaining terrace and garden beyond, tile effect linoleum flooring, opening through to:

### **Utility**

With matching units and stone effect square-edged worksurface and splashback, recess plumbing and power for washing machine, counter display power points, inset ceiling lighting, tile effect linoleum flooring, door into:

### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, inset ceiling downlighting, wall mounted radiator, tile effect linoleum flooring, ceiling mounted air purification system.

### **First Floor Landing**

With fitted carpet, power points, ceiling lighting, storage cupboard, doors to rooms and access to loft which is partially boarded.

### **Bedroom 1 – 12'9" x 9'9"**

With window to front, wall mounted radiator, TV telephone and power points, built-in triple wardrobe with hanging rails and shelves, access to secondary loft, ceiling lighting, air purification system to ceiling, fitted carpet, door to:

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring, electric shaving point.

### **Bedroom 2 – 10'8" x 8'7"**

With window to front, ceiling lighting, air purification system to ceiling, wall mounted radiator, TV and power points, fitted carpet.

### **Bedroom 3 – 10'7" x 7'10"**

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Bedroom 4 – 8'4" x 7'3"**

With ceiling lighting, air purification system to ceiling, window to rear, wall mounted radiator, power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, electric shaving point, tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved path to front with covered storm porch and further block-paved carport, supplying off-street parking for at least 2 vehicles, personnel gate to:

## Rear Garden

Approximately 40ft in length, laid to a large entertaining patio and lawn, all retained by close boarded fencing with outside water point that can also be found.



# DETAILS

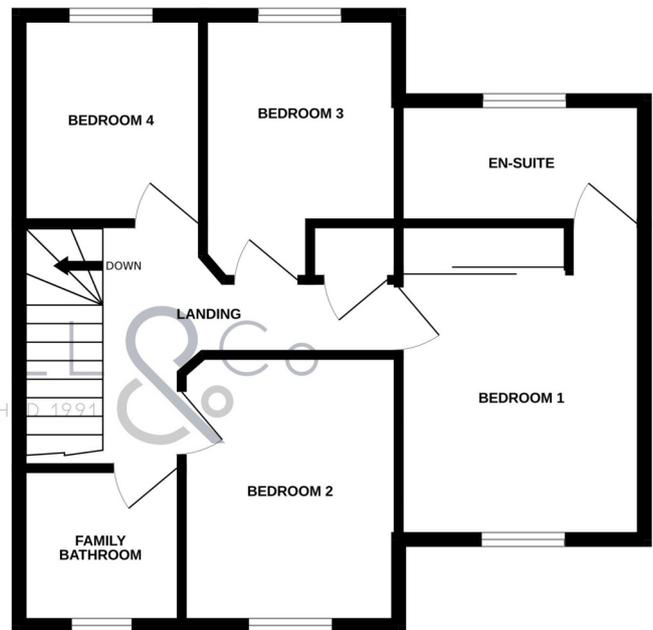
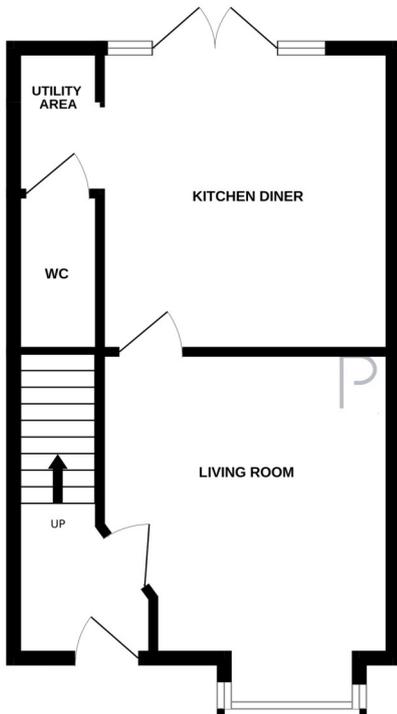
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



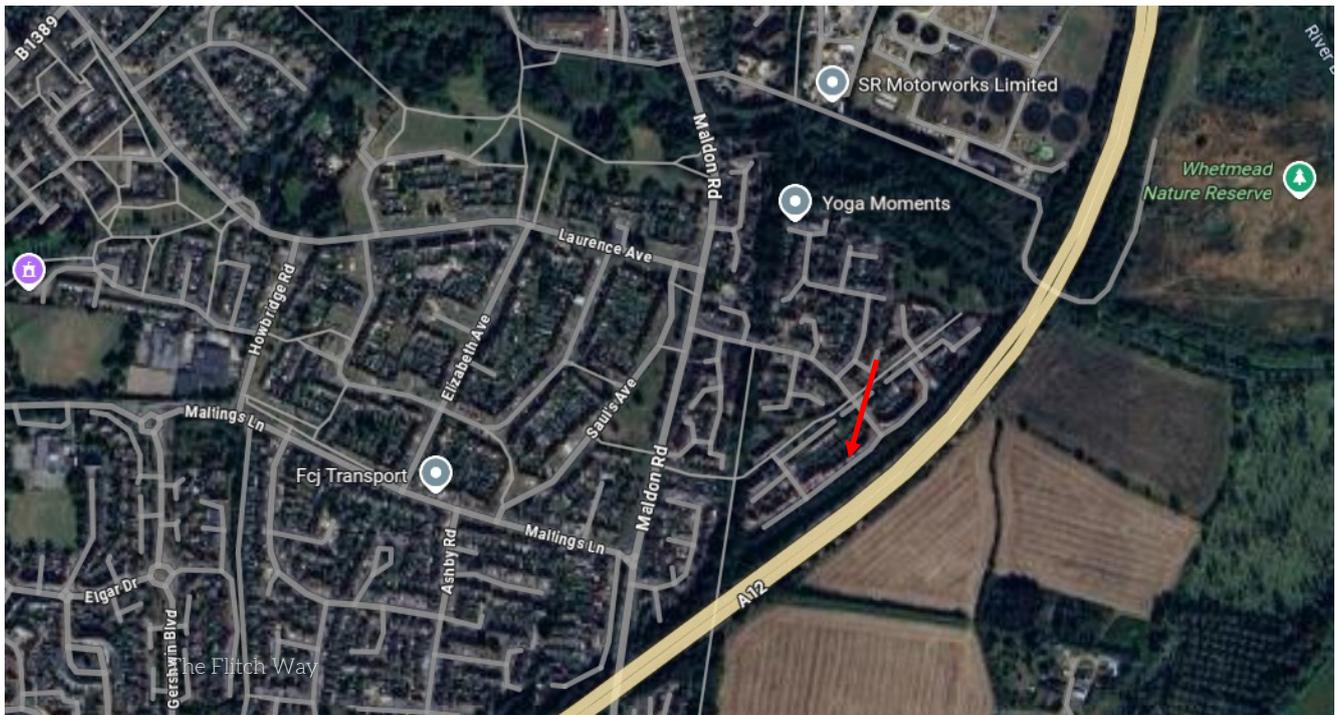
TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

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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# GENERAL REMARKS & STIPULATIONS

**Market Lane** is situated within Witham with close proximity to local schools, amenities, and transport links (with Witham railway station being approximately 1.4 miles from the property). Close by are the popular towns of Braintree and Chelmsford, both located within a short drive of Witham which supply further travel links (including the new Beaulieu Park Railway Station in Boreham, north-east of Chelmsford), amenities and things to do for the whole family. Access to the A12 is quick and easy supplying routes to Colchester and the M25. Further mainline station can also be found at Chelmsford.

## DIRECTIONS



## FULL PROPERTY ADDRESS

36 Market Lane, Witham, Essex, CM8 1GF

## COUNCIL TAX BAND

Band D

## SERVICES

Gas fired central heating, mains drainage, mains water

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 13/09/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?