BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Deford Road, Witham, CM8 1PW

Asking price £290,000

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Some More Information
From the entrance door, you enter the hall where the stairs rise to the first floor, and doors give access to the lounge/dining area and kitchen. The lounge dining room has windows to the front and rear. with doors accessing from the entrance hall and from the dining area into the kitchen. The current owners have neatly created two separate spaces by using the sofa as a room divide. The kitchen is fitted with a range of eye and base level cupboards and drawers with integrated and freestanding appliances. along with square edge worktops. Doors leads to the dining area. and to the rear garden, along with window overlooking the rear garden.

To the first floor, there are two bedrooms, bedroom one having two windows window to the front elevation, fitted wardrobe with sliding doors, what's bedroom two has a window to the rear and completing the first-floor accommodation is the family bathroom, which has recently been refitted with a shower bath with glazed shower screen, vanity wash and basin and low-level WC.

Externally
To the front of property, a concrete path is flanked to either side by areas of lawn enclosed by mature hedging, whilst the rear garden is mainly later lawn enclosed by brick-built wall with a brick built shed to the rear of the garden gated access leading out to a communal pathway.

Location
Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools rated Good and Outstanding in the latest Ofsted reports and a number of Primary schools. The property is also located just 1.9 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

Hall
12'8" x 5'10" (3.86m x 1.78m)

Lounge Area
11'5" x 9'7" (3.48m x 2.92m)

Dining Area
13'6" x 8'0" (4.11m x 2.44m)

Kitchen
12'1" x 7'6" (3.68m x 2.29m)

Bedroom One
12'9" x 11'7" (3.89m x 3.53m)

Bedroom Two
13'0" x 9'7" (3.96m x 2.92m)

Bathroom
7'5" x 6'10" (2.26m x 2.08m)

Services
Council Tax Band - B

Local Authority - Braintree District Council

Tenure - Freehold

EPC - D

Mains Electric
Mains Water
Main Sewerage
Blown air heating

Broadband Availability - Ultrafast broadband via Openreach & Nexfibre with speeds to 10,000mbps. November 26.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & Vodafone (details obtained from Ofcom Mobile and Broadband Checker) – November 26.

Construction Type - We understand the property to be of a timber frame and block construction. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area



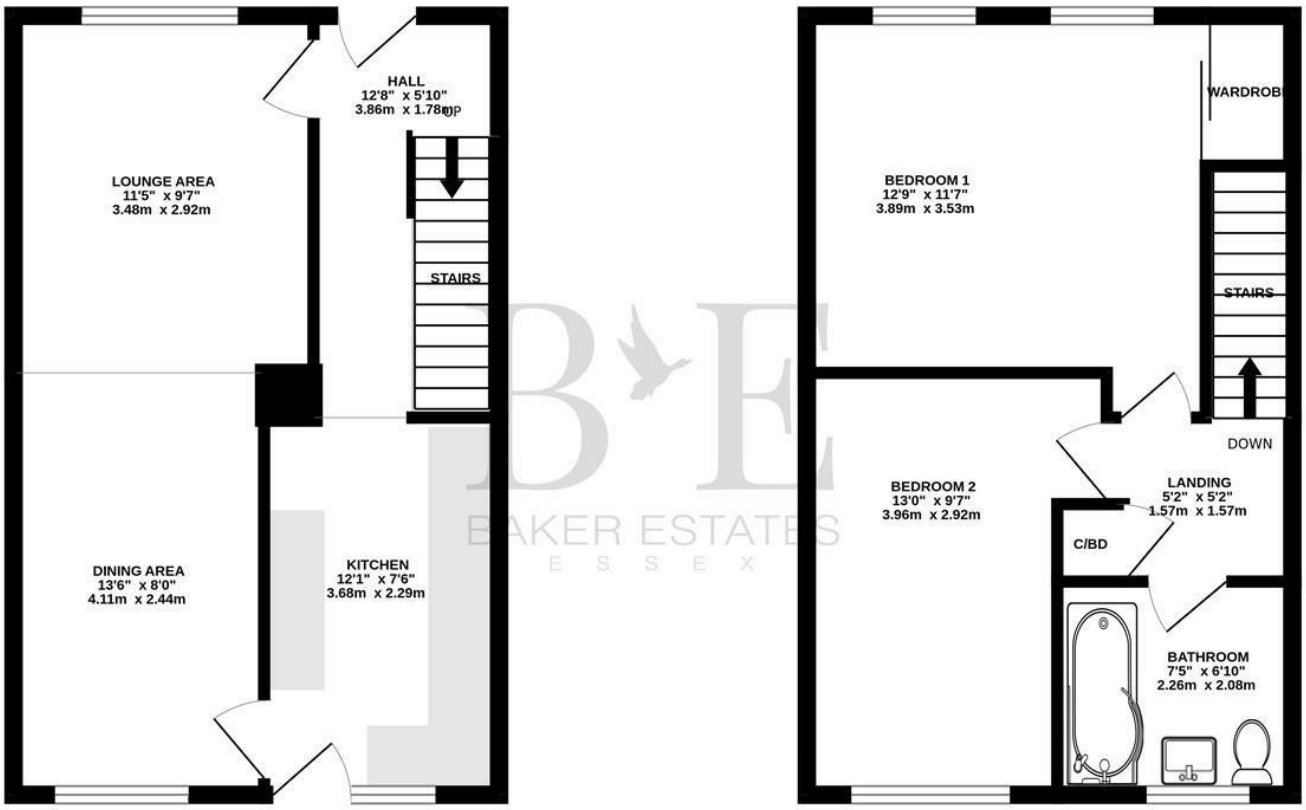






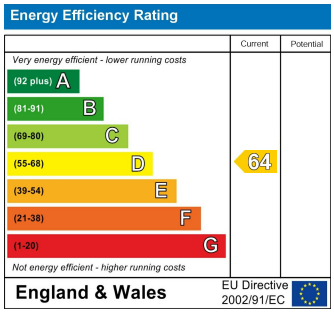
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

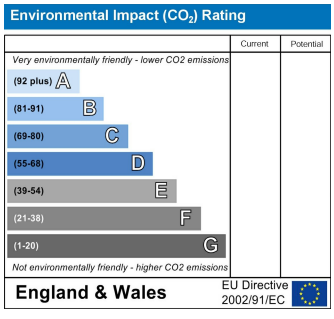
1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

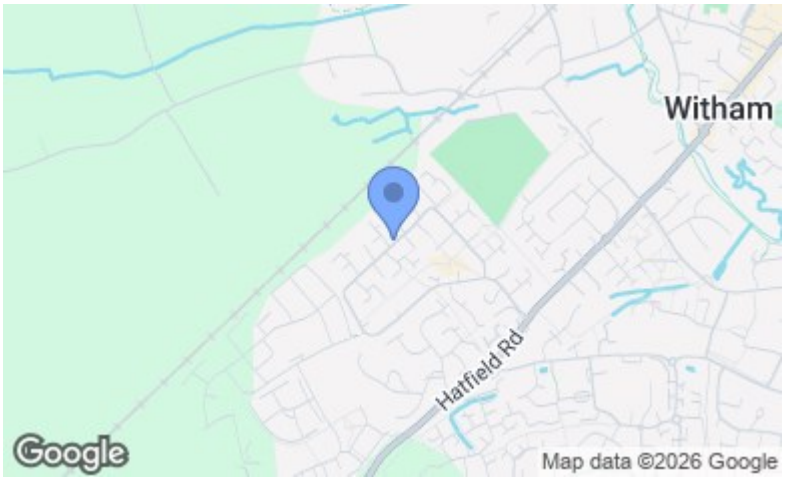


TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

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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The Property Ombudsman