



Manors Way

Witham, CM8 3QP

Guide Price £315,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED low-maintenance rear garden, a 23' DUAL ASPECT lounge/diner, spacious kitchen & CONSERVATORY is this well-proportioned three bedroom SEMI-DETACHED property. Benefiting from a garage (potential to convert*), driveway parking for 3-4 vehicles and well-presented throughout. Situated within a short distance to local shops/amenities and schools, with convenient access to A12, Chelmsford and just 4 miles to Witham Station (links to London Liverpool St). Ideal for first time buyers!!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Secure main entry door, built-in storage cupboard. Door to lounge/diner.

LOUNGE / DINER:

23'11 x 17'1 max (7.29m x 5.21m max)

Double glazed bay window to front aspect, stairs to first floor, two radiators, carpeted flooring. Double doors to rear garden.

KITCHEN:

11'5 x 8'4 (3.48m x 2.54m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, double cooker with gas hob and extractor hood over, integrated dishwasher, space for fridge/freezer, radiator, tiled flooring. Door to conservatory.

CONSERVATORY:

10'5 x 9'3 (3.18m x 2.82m)

Part UPVC and part brick construction with polycarbonate roof, tiled flooring and door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

BEDROOM ONE:

11'8 x 10'7 (3.56m x 3.23m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

11'11 x 10'7 (3.63m x 3.23m)

Double glazed window to rear aspect, fitted wardrobes, built-in cupboard, radiator, carpeted flooring.

BEDROOM THREE:

6'8 x 6'2 (2.03m x 1.88m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area with remainder laid to artificial lawn, access door to garage.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 3-4 vehicles.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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