



# Driver Way Witham, Essex, CM8 2FY Guide Price £325,000

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Situated within a popular residential area of Witham, this well-presented two bedroom home offers spacious and well-balanced accommodation, ideal for first-time buyers, downsizers or investors alike.

The property is entered via a welcoming hallway with a ground floor WC to the left and a fitted kitchen to the right, offering good storage and preparation space.

Straight ahead is a bright and spacious living room, providing ample space for both seating and dining. French doors open directly onto the rear garden, allowing plenty of natural light and creating a pleasant indoor-outdoor flow.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom is served by a modern family bathroom.

Externally, there is an enclosed rear garden, ideal for relaxing or entertaining during warmer months.

The property is conveniently located close to local amenities, schools, and transport links, with

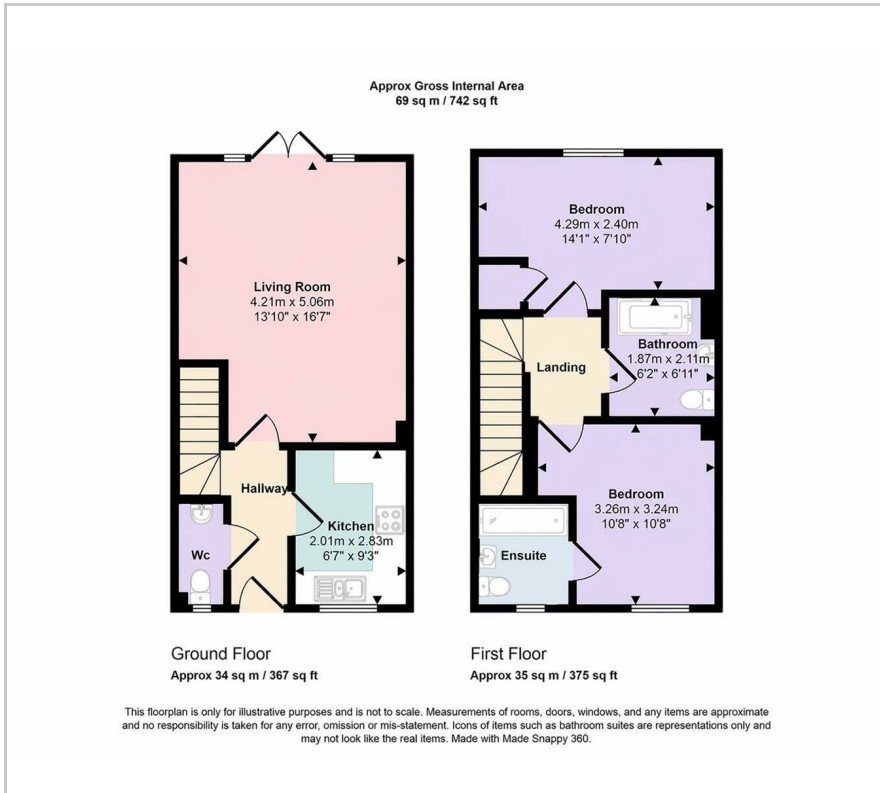
- GUIDE PRICE £325,000 - £350,000
- CHAIN FREE
- TWO BEDROOMS
- OFF STREET PARKING
- SIDE ACCESS FOR REAR GARDEN
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- MODERN CONDITION THROUGHOUT
- COUNCIL TAX BAND - C
- ENERGY PERFORMANCE RATING - B

## Viewing

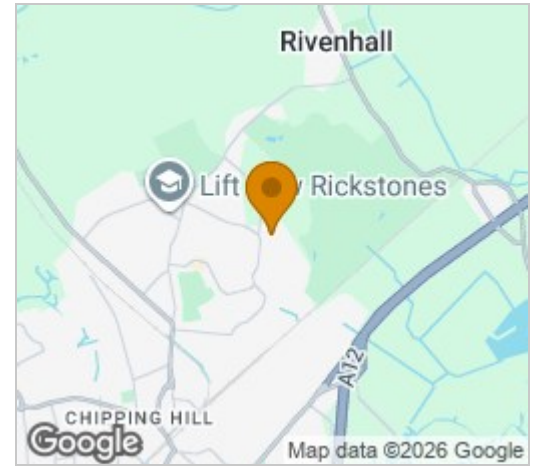
Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



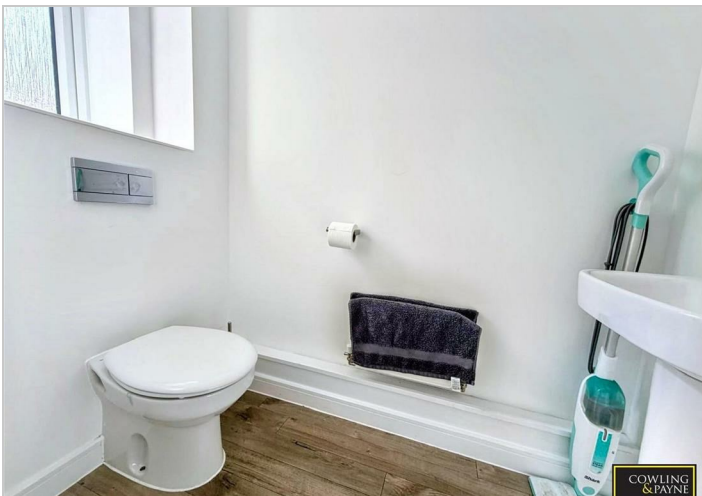
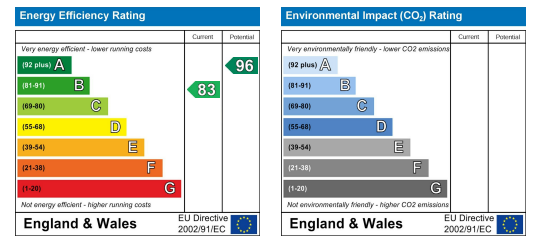
## Floor Plan



## Area Map



## Energy Efficiency Graph



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