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DAVID MARTIN
GROUP

Alfreg Road
Witham, CM8 1NW

Guide Price £260,000 - £280,000

EPC Rating 'TBC'

- Two Bedroomed Terraced House
- Enclosed Garden To Rear
- Lounge/dining Room
- Ideal First Purchase





Property Description

David Martin Estate Agents are delighted to present this well-presented two-bedroom terraced home in the popular town of Witham, ideally located within easy reach of Witham's mainline station with direct services to Liverpool Street, the A12, local schools, shops, and amenities. The accommodation comprises an entrance hall, a spacious lounge/dining room, a fitted kitchen with a door providing access to the rear garden, two double bedrooms, and a family bathroom. Outside, the property benefits from an enclosed rear garden featuring a patio area, providing an ideal space for outdoor dining, entertaining, or relaxing. Offering both convenience and comfortable living, this home is ideal for first-time buyers, commuters, and investors alike. Early viewing is highly recommended.



ENTRANCE HALL

Entrance to the property is made via entrance door to front aspect, stairs rising to first floor landing, radiator, storage cupboard, door to:

LOUNGE/DINING ROOM

24' 10" x 9' 6" (7.57m x 2.9m) Being well lit by windows to front and rear aspect and half glazed door to rear, two radiators, door to:

KITCHEN

11' 10" x 7' 5" (3.61m x 2.26m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. gas hob inset to remain, plumbing for washing machine, the room is lit by window and half glazed door to rear aspect, splash tiling.

LANDING

Storage cupboard, access to loft space, radiator, door to:



BEDROOM ONE

12' 8" x 11' 6" (3.86m x 3.51m) Two windows to front aspect, double radiator, storage cupboard housing gas fired combination boiler.



BEDROOM TWO

13' x 8' 1" (3.96m x 2.46m) Window to rear aspect, radiator.

FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, heated towel rail, window to rear aspect, tiled floor.





OUTSIDE

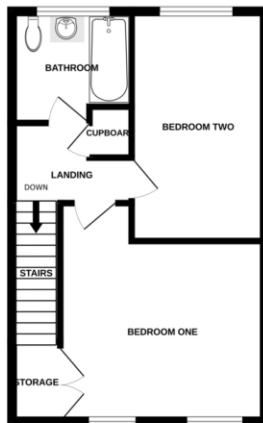
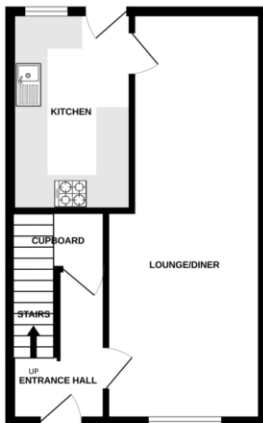
To the front of the property there is hardstanding.

REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with patio to the rear of the property, outside tap and light, brick storage shed.

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, relevance and applicability cannot be guaranteed and is not intended to be a guarantee as to true size, quality or otherwise of the plan.
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