



**Mill Lane, Witham, CM8 1BW**

**welcome to**

**Mill Lane, Witham**

**\*\* NO ONWARD CHAIN\*\* \*\* GUIDE PRICE £270,000 - £280,000 \*\*** William H Brown are pleased to offer this well presented two bedroom house situated within walking distance to Witham Town Centre and Railway Station.



### **Lounge**

11' 4" x 11' 5" ( 3.45m x 3.48m )

Double glazed window. Radiator. Feature fireplace. Door leading to stairs to first floor.

### **Dining Room**

11' 6" x 10' 11" ( 3.51m x 3.33m )

Double glazed window, Radiator. Storage cupboards. Door leading to stairs to first floor.

### **Kitchen**

9' 6" x 6' 3" ( 2.90m x 1.91m )

Double glazed window. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Space for appliance. Extractor fan.

### **Landing**

Doors leading to:-

### **Bedroom One**

10' 11" x 15' 7" ( 3.33m x 4.75m )

Double glazed window. Radiator. Storage cupboard.

### **Bedroom Two**

11' 7" x 10' 11" ( 3.53m x 3.33m )

Double glazed window. Radiator.

### **Bathroom**

11' 3" x 5' 11" ( 3.43m x 1.80m )

Obscure double glazed window. Side panel bath with hot and cold mixer taps and shower attachment. Vanity hand wash basin. Low level WC. Airing cupboard.

### **Garden**

Easy to maintain garden with shared side access and right of access gate for neighbouring properties

### **Parking**

Permit parking,



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## welcome to Mill Lane, Witham

- No Onward Chain
- Two Bedroom House
- Two Reception Rooms
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

guide price

**£270,000 - £280,000**



Total floor area 71.4 m<sup>2</sup> (768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR110387 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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