



dm^g
DAVID MARTIN
GROUP

Newland Street
Witham, CM8 1AH

£265,000
EPC Rating 'TBC'

- Two Bedroom Duplex Apartment
- Town Centre Location
- Allocated Parking
- Ideal First Time Purchase





Property Description

David Martin Estate Agents are delighted to present this spacious duplex apartment, ideally situated within a prominent building on Witham High Street. The property features a generous entrance hall, ideal for a home office, a spacious open-plan kitchen/living area with integrated appliances. Upstairs, there are two well-proportioned double bedrooms and a modern bathroom. Witham offers direct rail services to London Liverpool Street, making it ideal for those travelling into the city. The property is conveniently located within walking distance of Witham railway station, as well as a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, and everyday essentials.

ENTRANCE HALL/HOME OFFICE

Enter the property into a spacious entrance hall, with stairs rising to second floor, built in storage cupboard.

LOUNGE

14' 09" x 14' 04" (4.5m x 4.37m) Window to side, spotlights, open to:

KITCHEN

14' 04" x 8' 11" (4.37m x 2.72m) Fitted with a range of wall and base units, four ring electric hob with extractor over, oven, integrated dishwasher, washing machine, fridge and freezer. spotlights.

LANDING

BEDROOM ONE

13' 00" x 12' 10" (3.96m x 3.91m) Two sash windows to front, built in cupboard.

BEDROOM TWO

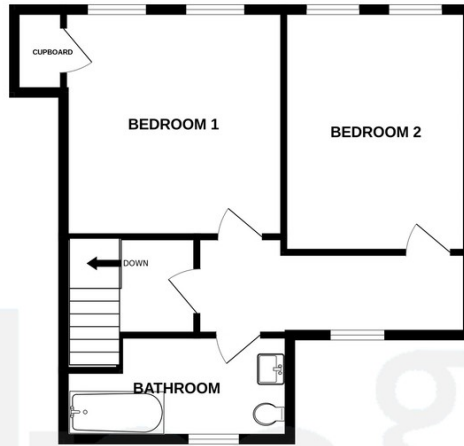
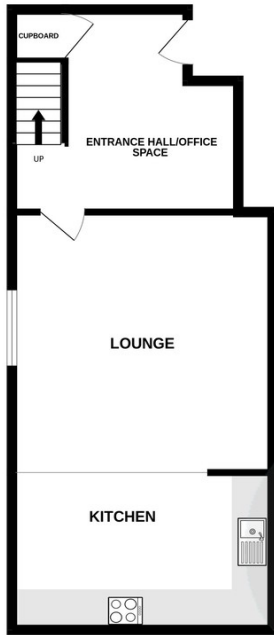
13' 09" x 10' 05" (4.19m x 3.18m) Two sash windows to front.

BATHROOM

Panel enclosed bath with shower over, wash hand basin inset to vanity unit, low level W.C, airing cupboard, spotlights, window to rear.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.

2ND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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.
Made with Metropix iC200.



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements