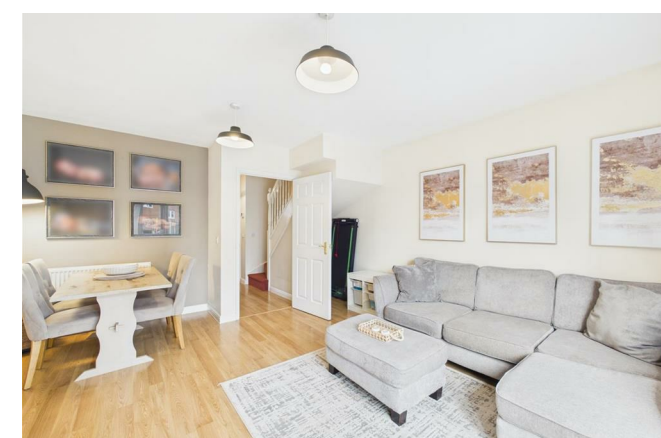




Tall Pines Road, Witham St. Hughs

Asking Price £215,000



Tall Pines Road, Witham St. Hughs

House - End Terrace

3 Bedrooms, 2 Bathroom

Asking Price £215,000

- Three Bedrooms
- NO ONWARD CHAIN
- Cloakroom
- Ensuite Shower Room
- Garage & Off Road Parking
- EPC - C
- Council Tax Band - B
- Tenure - Freehold

OFFERED FOR SALE WITH NO ONWARD CHAIN! Well presented three bedroom family home situated within the sought-after Tall Pines Road area of Witham St Hughs. Arranged over three floors, the property benefits from a spacious living/dining room, fitted kitchen, cloakroom, family bathroom, ensuite to the principal bedroom, enclosed rear garden, garage and off road parking. Conveniently located for local amenities, schools and transport links, this home would make an ideal first time purchase or family home.



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Entrance Hall
13'5" x 3'2"
Wood effect laminate flooring, pendant light fitting, composite front door, radiator and Instinct thermostat. Carpeted stairs rising to the first floor.

Cloak Room
6'2" x 3'1"
Comprising a low-level WC and porcelain pedestal wash hand basin. Tile-effect vinyl flooring, radiator, consumer unit and uPVC window to the side aspect.

Kitchen
10'11" x 6'7"
Fitted with a range of base and eye level units, tiled flooring and pendant lighting. Features a gas hob with extractor hood over, electric oven, double stainless steel sink with mixer tap, and space for a washing machine, fridge freezer and dishwasher. uPVC window to the front aspect.

Lounge
13'5" x 13'4"
Spacious reception room with wood effect laminate flooring, two pendant light fittings, radiator and uPVC patio doors opening onto the rear garden. Ample space for both living room and dining furniture.



Stairs & First Floor Landing
 9'10" x 3'2"
 Carpeted flooring, pendant light fitting and stairs rising to the first floor.

Bedroom
 10'5" x 13'6"
 Good sized double bedroom with carpeted flooring, radiator, pendant light fitting and two uPVC windows overlooking the rear aspect.

Bathroom
 6'10" x 6'3"
 Fitted with a low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Wood effect laminate flooring, tiled splashbacks to wet areas, radiator, Ventaxia extractor fan and pendant light fitting.

Bedroom
 6'1" x 13'4"
 Carpeted flooring, radiator, pendant light fitting and two uPVC windows to the front aspect.

Stairs & Second Floor Landing
 4'5" x 5'2"
 Carpeted flooring with pendant light fitting. Built in storage cupboard housing the Ideal boiler and providing access to additional crawl space storage.

Master Bedroom
 11'10" x 9'8"
 Spacious bedroom featuring two fitted wardrobes, carpeted flooring, pendant light fitting, loft access and uPVC window to the front aspect.

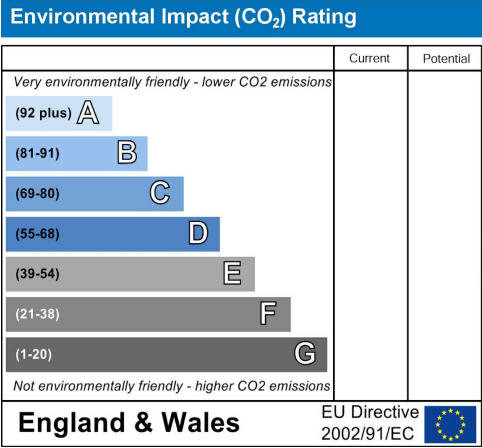
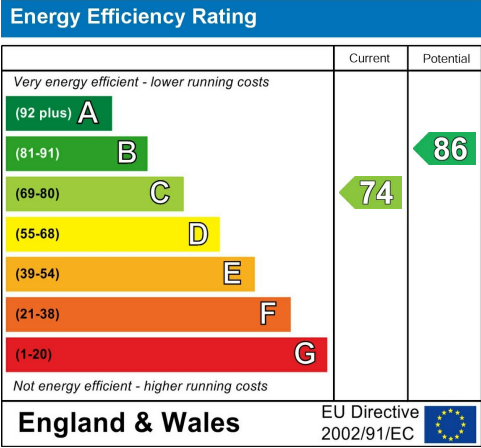
Ensuite
 4'10" x 8'7"
 Comprising a low level WC, porcelain pedestal wash hand basin and shower cubicle with bi fold door and mixer shower. Tile-effect vinyl flooring, radiator, skylight window, Ventaxia extractor fan, pendant light fitting and spotlighting.

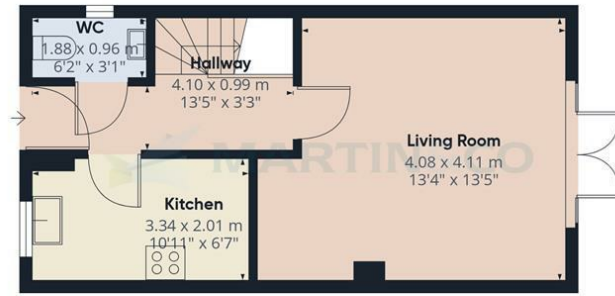
Outside
 To the rear, the garden is laid mainly to lawn with a block

paved patio seating area and rear gate providing access to the garages and parking area.
 To the front, there is a low maintenance slate and gravel garden area.

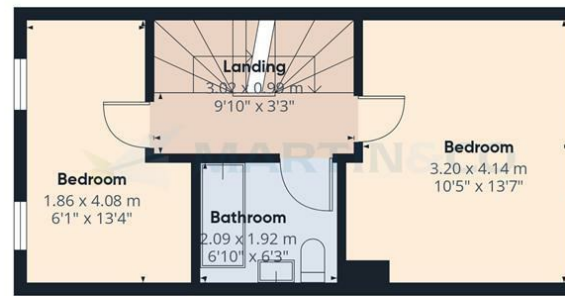
Garage
 Single garage located beneath the nearby coach houses to the rear of the property, with off-road parking for one vehicle directly in front.

FIXTURES & FITTINGS
 Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

82.3 m²
886 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.