



Barnardiston Way, Witham, CM8 2EQ

welcome to

Barnardiston Way, Witham

**** GUIDE PRICE £350,000 - £375,000 **** William H Brown are pleased to offer for this spacious three-bedroom end-of-terrace family home, ideally situated in the popular and well-established town of Witham, offering excellent access to the mainline railway station, A12 and local amenities.



Hallway

Doors leading to:-

Utility Area

2' 7" x 4' 3" (0.79m x 1.30m)

Plumbing and space for washing machine and tumble dryer.

Kitchen

12' 10" x 13' 5" (3.91m x 4.09m)

L'shaped. Dual aspect double glazed windows. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Space for range cooker. Overhead extractor fan. Plumbing and space for dishwasher. Two storage cupboards. Radiator.

Lounge

12' x 19' (3.66m x 5.79m)

Double glazed windows. Double glazed French doors to rear garden. Stairs leading to first floor. Radiator. Laminate flooring.

Landing

Loft access. Doors leading to:-

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Double glazed window. Radiator. Carpets.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window. Radiator. Carpets.

Bedroom Three

7' 10" x 8' 6" (2.39m x 2.59m)

Double glazed window. Radiator. Carpets.

Bathroom

6' 7" x 8' 7" (2.01m x 2.62m)

Obscure double glazed window. P'shaped bath with hot and cold mixer tap and overhead. Low level WC. Vanity hand wash basin. Heated towel rail. Shaver point.

Garden

Commencing with patio seating area and remainder laid to lawn. Enclosed by panel fencing. Shed.

Parking

Driveway providing off street parking leading to garage

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

Up and over door.



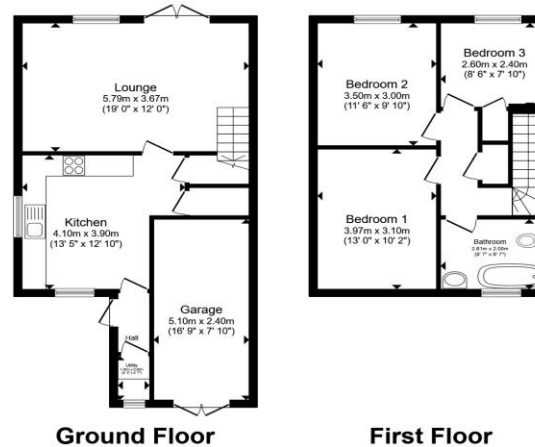
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welcome to Barnardiston Way, Witham

- Three Bedroom End of Terraced House
- Gas Central Heating
- Double Glazing
- Utility Area
- Popular Location of Witham

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



guide price

£350,000 - £375,000

Total floor area 97.2 m² (1,046 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

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postcode not the actual property

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Property Ref:
BTR110675 - 0003

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