

26 Bramble Road, Witham, CM8 2XA



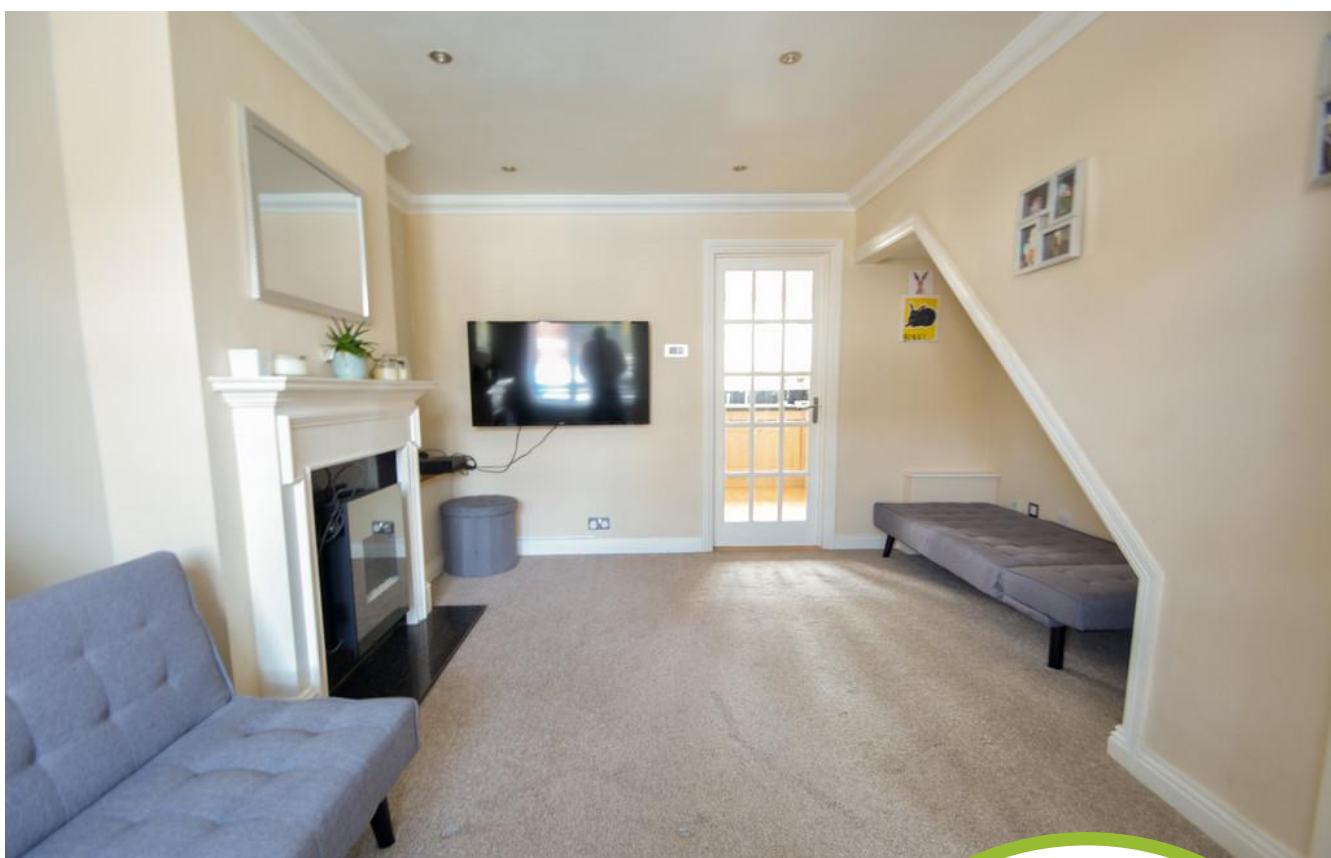
Freehold

Offers In Excess Of

£280,000

Subject to contract

2 bedrooms
1 reception room
Kitchen-dining room &
Conservatory



This rarely available two bedroom semi-detached house is within walking distance of Witham's mainline station.

Some details

General information

Set within walking distance of Witham's mainline station is this two bedroom semi-detached house with a garage and off road parking.

On entering the property the entrance porch leads through to the hall which has stairs leading to the first floor and a door to the lounge with a feature fireplace, window to the front and door through to the kitchen/dining room. The kitchen has a range of base and wall units with worksurfaces, inset sink and drainer, four ring hob with oven beneath and a window and door through to the conservatory which in turn has French doors leading out to the garden.

On the first floor there are two double bedrooms with bedroom one benefiting from built-in wardrobes, and the bathroom which has a suite comprising panel bath with shower over, low level W/C and a hand wash basin.

Entrance hall

Cloakroom

Lounge

14' 3" x 12' 7" (4.34m x 3.84m)

Kitchen/dining room

13' x 9' 8" (3.96m x 2.95m)

Conservatory

12' 10" x 8' 3" (3.91m x 2.51m)

Landing

Bedroom one

13' x 8' 6" (3.96m x 2.59m)

Bedroom two

13' x 8' 2" (3.96m x 2.49m)

Bathroom

The outside

Externally the property benefits from a driveway to the front which provides parking for two cars. There is also access to the oversized garage via an up and over door and separate side door which has power and light connected with ample eaves storage.

The rear garden commences with a patio with the remainder being mainly laid to lawn with a further decked seating area, as well as rear access to the garage.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Location

Witham has a busy High Street complemented by a choice of supermarkets, as well as a choice of schools and the recreational facilities offered at the Bramston Sports Centre. The town's railway station serves London Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is a dual carriageway west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

Directions

From the Witham office at the traffic lights turn left into Collingwood Road, left at the mini-roundabout, over the railway bridge, left at the next mini-roundabout into Chipping Hill, over the hump back bridge, at the roundabout turn right into Flora Road, take the first right into Bramble Road where the property can be found on the right hand side.

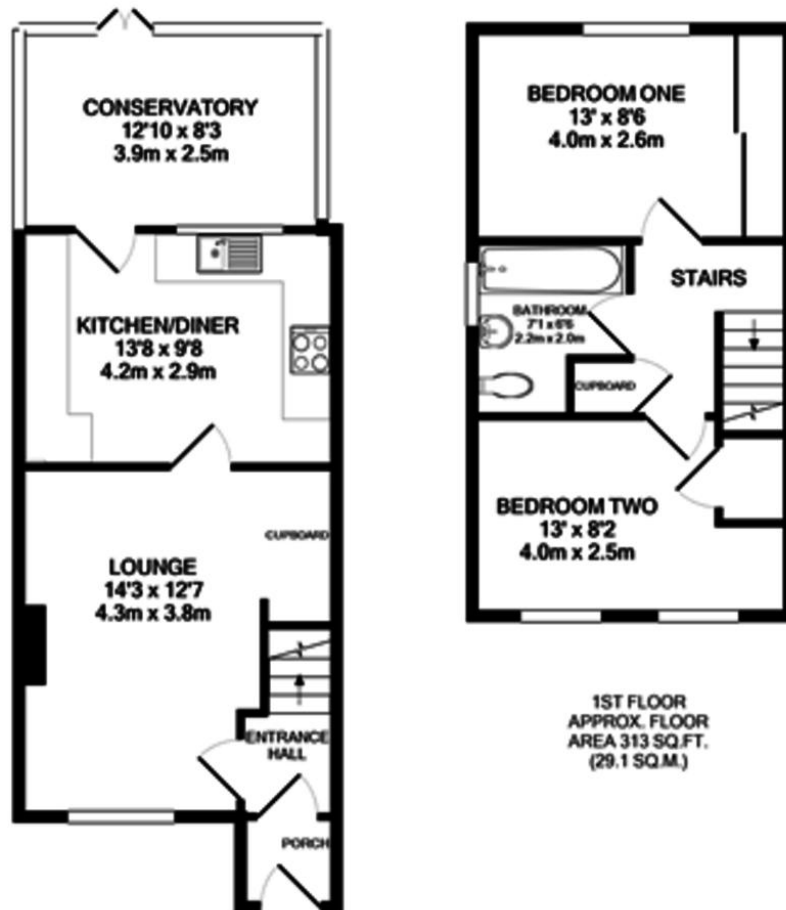
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01376 516 464.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

To find out more or book a viewing

01376 516 464

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

