

14 Rickstones Road, Witham, CM8 2NG



**Freehold**

Offers In Excess Of

**£340,000**

Subject to contract

**No onward chain**

**2** bedrooms  
**2** reception rooms  
**1** bathroom



This rarely available two bedroom detached bungalow benefits from a good size kitchen, four piece bathroom, rear garden and off road parking.

## Some details

### General information

Set within walking distance of Witham's mainline railway station and coming to the market with the benefit of no onward chain is this rarely available detached bungalow. The property benefits from two bedrooms, two reception rooms, four piece bathroom, good size kitchen, rear garden with brick outbuilding and off road parking.

In brief, accommodation comprises a side entrance door leading through to an entrance porch which in turn gives access to the good size kitchen and further access to the remaining accommodation. The kitchen measures 15' by 9'9" with a window to the rear aspect and a side door leading out to the garden. The kitchen benefits from a range of eye and base level units inset to worktop surfaces, one a half bowl sink and drainer and space for a range style cooker and further appliances. The impressive lounge measures 23'4" by 8'11" at its maximum with French doors leading out to the garden and an exposed brick corner fireplace with electric fire. The lounge in turn gives access to the dining room which measures 10'6" by 7'7" with a window to the side aspect. The four piece bathroom measures 7'10" by 7'9" with low level panel bath, low level W.C, wash hand basin and a corner shower cubicle. The two bedrooms are situated to the front of the property with bedroom two measuring 10'10" by 6'7" with a window to the front, whilst bedroom one measures 11'5" by 10'6" with a window to the front aspect and built in wardrobes.

### Kitchen

15' x 9' 9" (4.57m x 2.97m)

### Lounge

23' 4" x 8' 11" (7.11m x 2.72m)

### Dining room

10' 6" x 7' 7" (3.2m x 2.31m)

### Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)

### Bedroom one

11' 5" x 10' 6" (3.48m x 3.2m)

### Bedroom two

10' 10" x 6' 7" (3.3m x 2.01m)

### The outside

Externally the property is approached via a block paved driveway which provides off road parking for two vehicles and side gated access to the rear garden. The rear garden commences with a block paved seating area with an array of mature bushes and shrubs and is enclosed by panel fencing. There is a brick built outbuilding with an up and over garage door and power and light connected.

### Where?

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's 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.

### Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - D

### Directions

From the Witham office, turn left into Collingwood Road and proceed over the mini-roundabout and the over the railway bridge. Take the second exit into Braintree Road and turn left at the next mini-roundabout Proceed straight over the next roundabout and take the second exit into Rickstones Road where the property can be found on the right hand side.

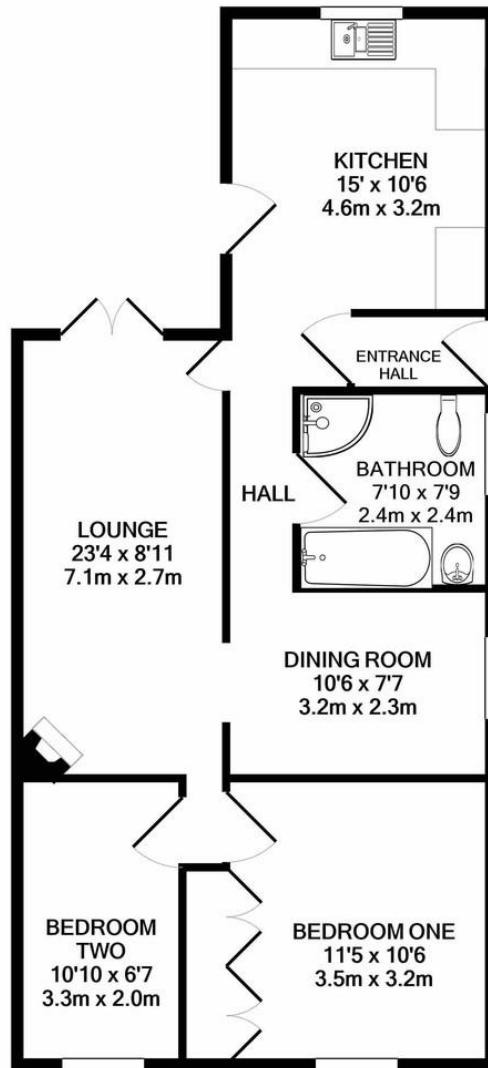
### Further information

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

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

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



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

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