

17 Guithavon Street, Witham, CM8 1BJ



Freehold

Offers In Excess Of

£450,000

Subject to contract

3 bedrooms
2 reception rooms
1 bathroom



Some details

General information

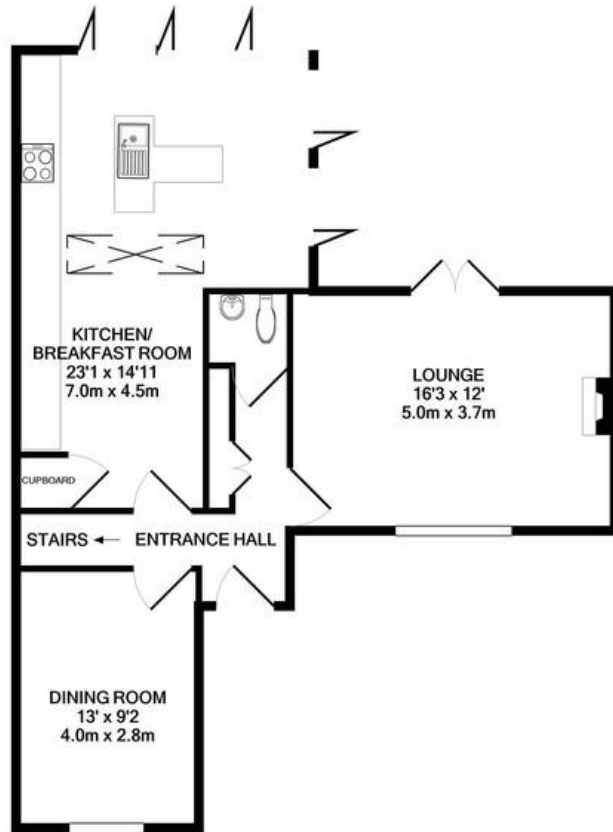
Offered with no onward chain is this stunning Grade II Listed three bedroom, extended end of terrace property set within the heart of Witham. The property benefits from an array of original features, modern kitchen and bathroom, two off road parking spaces and set within easy walking distance to both Newland Street and mainline railway station.

In brief, accommodation comprises entrance door leading into entrance hall with tiled flooring and doors leading to all ground floor accommodation with stain glass window to the front. The lounge has a window to the front aspect with wooden shutters and patio doors leading to the rear garden and there is cast iron fireplace. The dining room has a sash window to the front aspect again with shutters attached. There is a ground floor cloakroom with tiled flooring, low level W.C, wash hand basin and sash window converted into mirrored storage cupboard. The kitchen/breakfast room measures 23'1 by 14'11 at the widest points and has inset spot lights, skylight window. The kitchen comprises with a range of eye and base level units finished in white gloss with Corian worksurfaces, integrated electric double oven, induction hob with extractor hood above, integrated fridge freezer and there is an island with in built dishwasher and drainer sink with mixer tap. There is a storage cupboard which houses the washing machine, under floor heating in the extended part of the kitchen. The individual folding doors to the side and rear aspect have in built blinds within the glazing and they lead out to the rear garden.

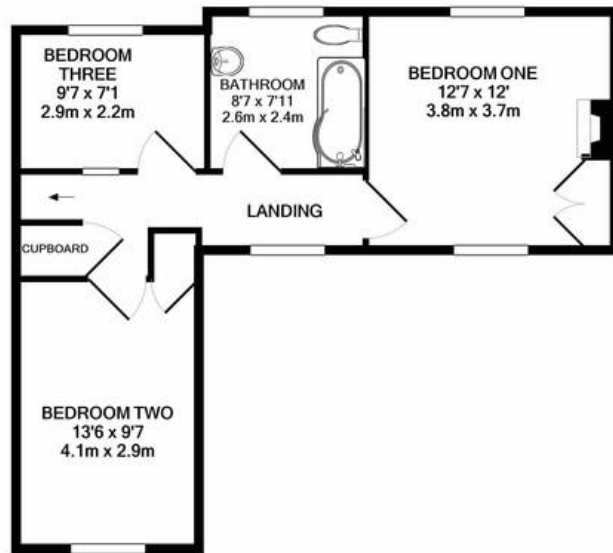
On the first floor there is a tiered landing with doors leading to all rooms and the landing also has a sash window to the front aspect. Bedroom one is dual aspect with window to the front and rear aspect, built in wardrobe and feature fireplace. Bedroom two has exposed floorboards and a window to the front aspect and built in storage cupboard. Bedroom three has a window to the rear aspect and a small window facing onto the landing. The family bathroom has a window to the rear aspect with fitted wooden shutters, porcelain floor tiles and part tiled walls, low level W.C, wash hand basin set within vanity unit and panelled bath with mixer tap and shower above.



We are delighted to present this Grade II Listed three bedroom extended end of terrace property set within the heart of Witham and offered to the market with no onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

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.
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Cloakroom

4' 2" x 3' 9" (1.27m x 1.14m)

Lounge

16' 3" x 12' (4.95m x 3.66m)

Dining room

13' x 9' 2" (3.96m x 2.79m)

Kitchen/breakfast room

23' 1" x 14' 11" (7.04m x 4.55m)

Landing

Bedroom one

12' 7" x 12' (3.84m x 3.66m)

Bedroom two

13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom three

9' 7" x 7' 1" (2.92m x 2.16m)

Bathroom

8' 7" x 7' 11" (2.62m x 2.41m)



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Particulars for 17 Guthavon Street, Witham, CM8 1BJ

Outside

To the rear there is a rear garden which commences with a patio area, decked area with the remainder laid to artificial lawn. There is a garden shed with electricity connected. A side gate gives access to the front where there are two parking spaces, iron railings and pathway leading to the front entrance door.

Location

A short walk away is Witham's main High Street with its local shops, amenities and supermarkets. For the commuter Witham's mainline railway station is within walking distance with its direct route to London Liverpool Street and a short drive to the A12 trunk road with its links to London and the Coast. Witham offers primary/secondary schoolings, various recreational facilities including the Benton Park Golf Course and Country Club with stunning 18 hole course and country club facilities.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC - Exempt

Further information

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

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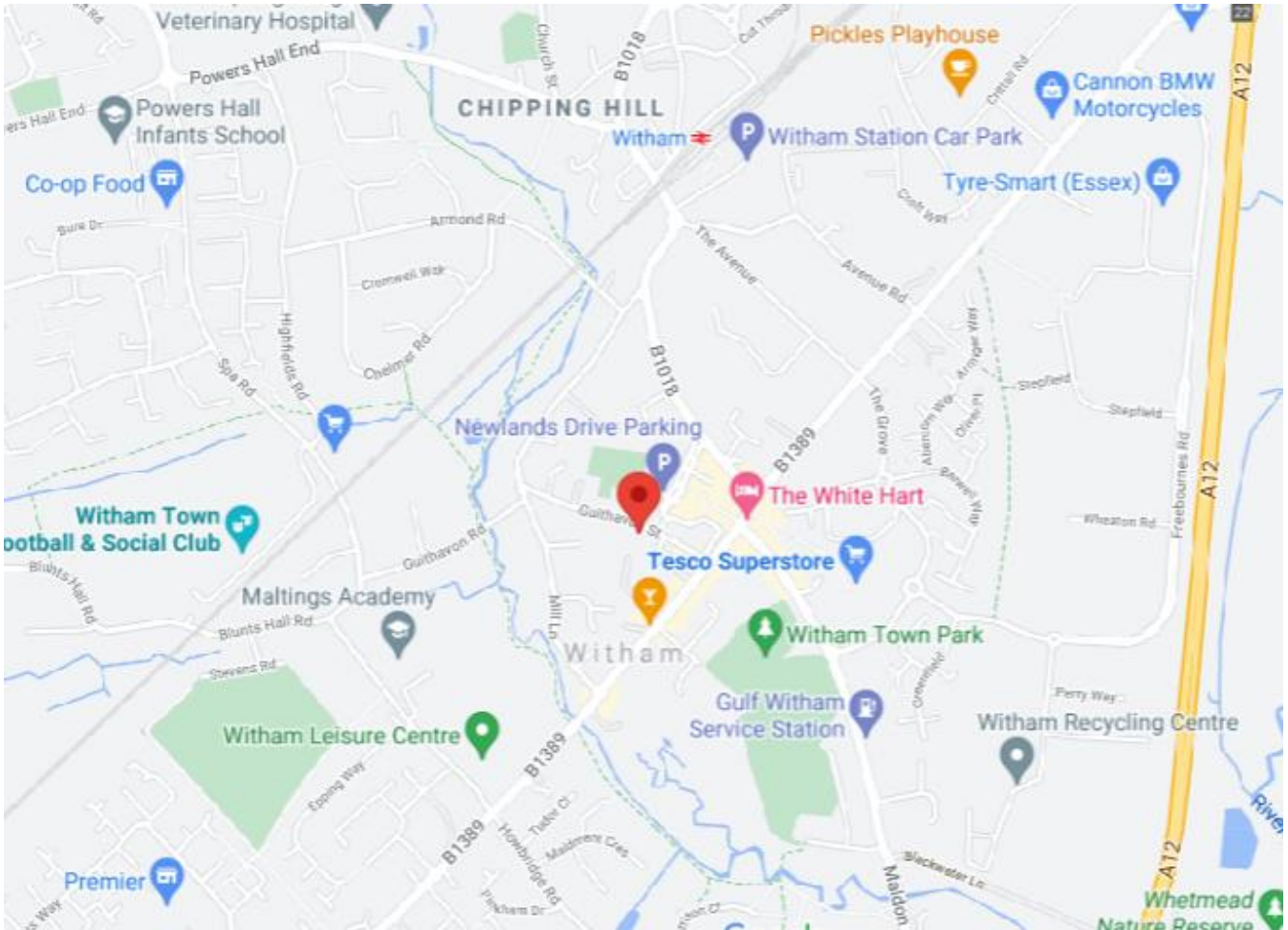
Viewing

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

Have *your*
home valued
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and get **FREE** professional
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Directions

From Newland Street turn into Guithavon Street and the property is located on the left hand side.

To find out more or book a viewing

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