

7 Virgil Road, Witham, CM8 2RJ



2 reception rooms  
1 bathroom

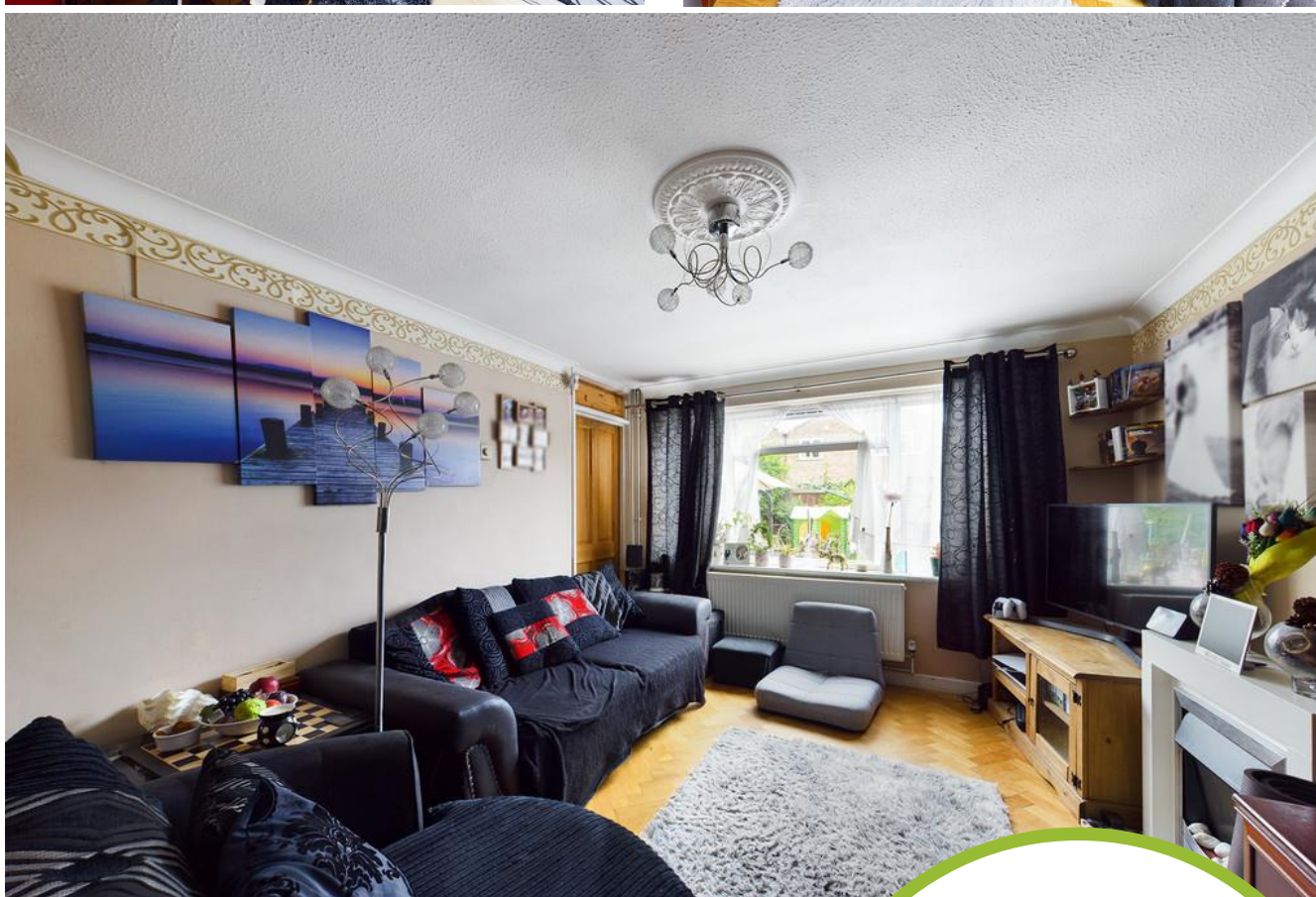
**Freehold**

Offers In Excess Of

**£260,000**

Subject to contract





This three bedroom property situated on Virgil Road benefits from two reception rooms and a garage.

## Some details

### General information

Offering a generous living area, the ground floor the property consists of an entrance hallway leading into a well presented kitchen/dining room. The Kitchen has a one bowl sink inset to a roll edge work surface, a range of wall and base units with cupboards and drawers, integrated oven with a four ring gas hob. A separate dining area and cupboard concludes the ground floor. The first floor provides three bedrooms and a separate WC and family bathroom, all of which run off a spacious landing with storage cupboard.

### Lounge

16' 7" x 10' 10" (5.05m x 3.3m)

### Kitchen

8' 7" x 6' 0" (2.62m x 1.83m)

### Dining room

12' 5" x 8' 10" (3.78m x 2.69m)

### Bedroom one

11' 0" x 10' 5" (3.35m x 3.18m)

### Bedroom two

10' 5" x 6' 6" (3.18m x 1.98m)

### Bedroom three

10' 5" x 5' 0" (3.18m x 1.52m)

### Bathroom

### Outside

The property has a front garden which is mainly laid to lawn and the rear garden commences with a large paved seating area with the remainder mainly laid to lawn with flower and shrub borders, enclosed by wood panel fencing with rear access which in turn leads to a garage with an up and over door.

### 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's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is bypassed 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 dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

### 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 - TBC

Our ref - DJN

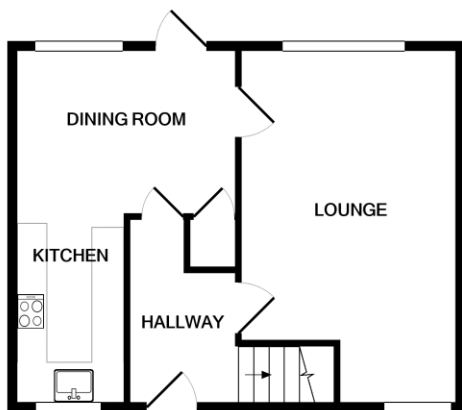
### Further information

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

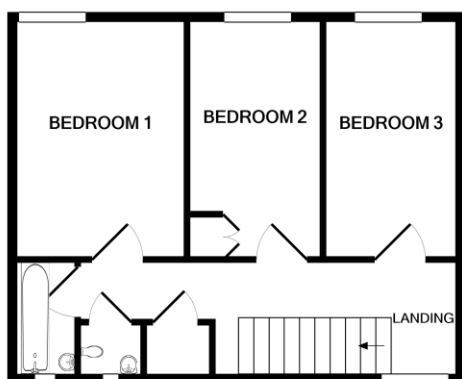
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### Viewing

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



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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