

48 Powers Hall End, Witham, CM8 1LS



Freehold

Offers In Excess Of

£375,000

Subject to contract

2 bedrooms
2 reception rooms
2 bathrooms



This two bedroom detached cottage situated on one of Witham's most sought after roads of Powers Hall End. The property is within close proximity to Witham's town centre and mainline railway station.

Some details

General information

This two bedroom detached cottage situated on one of Witham's most sought after roads of Powers Hall End. The property is within close proximity to Witham's town centre and offers two good size reception rooms and kitchen, family bathroom, two bedrooms with ensuite. There is also off road parking and a good size garden.

In brief, accommodation comprises a door to the side leading to the entrance hall which gives access to all ground floor accommodation which includes a spacious lounge with dual aspect windows to the front and rear, open fireplace and staircase rising to the first floor. There is a good size dining area also with dual aspect windows to the front and rear and also has a staircase rising to the first floor. The kitchen has a window to the side aspect, one bowl sink inset to roll edge worksurface, range of wall and base units incorporating cupboards and drawers, integrated oven with electric hob and space for appliances. The property has a ground floor bathroom which has a window to the side aspect, panel bath, vanity wash hand basin and a low level W.C.

To the first floor are two good size bedrooms with the master bedroom benefitting from an ensuite with shower cubicle, low level W.C and a pedestal wash hand basin. Bedroom two is also a good size double room with a variety of fitted cupboards.

Entrance hall

Kitchen

17' 3" x 8' 1" (5.26m x 2.46m)

Dining room

14' 10" x 10' 3" (4.52m x 3.12m)

Lounge

15' 2" x 13' (4.62m x 3.96m)

Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Bedroom one

15' 3" x 10' 4" (4.65m x 3.15m)

Shower room

6' 8" x 5' 2" (2.03m x 1.57m)

Bedroom two

15' 3" x 13' 3" (4.65m x 4.04m)

Outside

The property is approached via off road parking for several vehicles with side access leading to the rear garden which commences with a paved patio area with the remainder laid to lawn, there is a degree of finishing required.

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 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 - E

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

Tenure - Freehold

EPC rating -

Our ref - DJN

Directions

From the town centre proceed along Collingwood Road passing the Witham town railway station and at the mini roundabout veer left into Chipping Hill, continue over the narrow bridge at Chipping Hill and continue into Powers Halls End where the property can be found on the left hand side just before the roundabout.

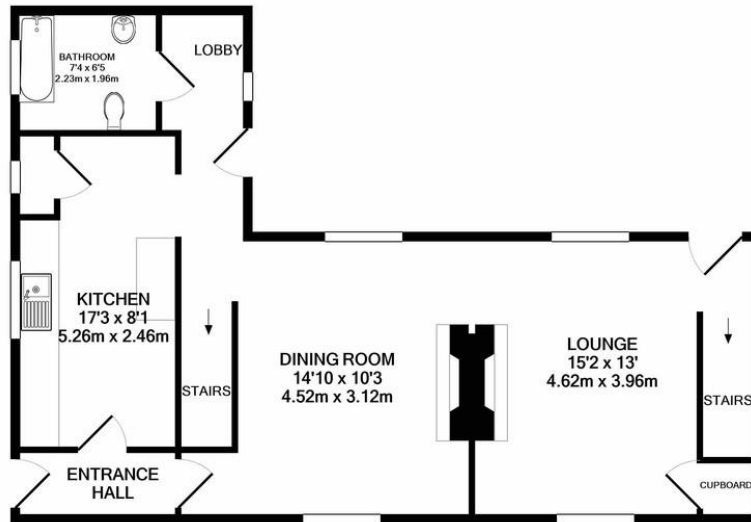
Further information

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

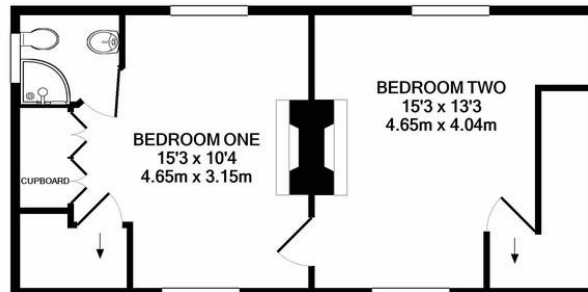
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Viewing

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



GROUND FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

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