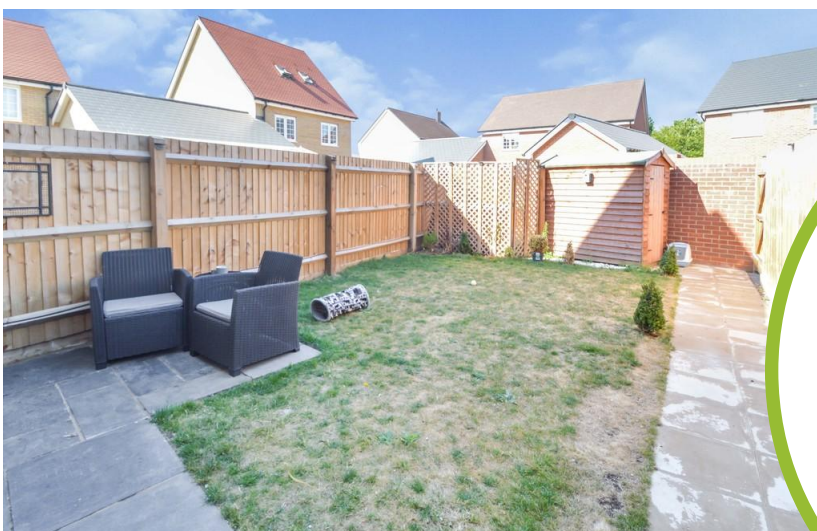


83 Flemming Way, Witham, CM8 2ZP



**Freehold**

OIEO

**£325,000**

Subject to contract

2 bedrooms  
1 reception room  
2 bathrooms



This two bedroom mid terraced property is offered to the market with a good size garden and allocated parking and is located within close proximity of local amenities.

# Some details

## General information

This two bedroom mid terraced property is offered for sale in excellent decorative order and within walking distance of the mainline railway station. The property benefits from two double bedrooms with ensuite to master, lounge/diner, kitchen, ground floor cloakroom, allocated parking and a good size garden.

The entrance door leads into the hallway with stairs to the first floor and all ground floor accommodation including the cloakroom with an obscure window to the front, wash hand basin and W.C. The lounge/diner has two windows and French doors to the rear opening out to the garden and an under stairs storage cupboard. The kitchen is located to the front of the property and has a window to the front, range of wall and base units under worktop surface, four ring gas hob with oven beneath and extractor fan over, sink with drainer and space for a fridge freezer.

Stairs lead to the first floor landing which gives access to both bedrooms and the family bathroom. Bedroom one has a window to the front and door to the ensuite which features a large shower cubicle, W.C, wash hand basin and an obscure window to the front. Bedroom two is a good size double room with a window to the rear aspect and airing cupboard. The family bathroom is fitted with a white three piece suite comprising panel bath with shower over, W.C and wash hand basin.

## Cloakroom

6' 1" x 3' 1" (1.85m x 0.94m)

## Kitchen

10' 2" x 6' 5" (3.1m x 1.96m)

## Lounge/diner

16' 1" x 13' 11" (4.9m x 4.24m)

## Landing

## Bedroom one

10' 9" x 8' 9" (3.28m x 2.67m)

## Ensuite

6' 11" x 4' (2.11m x 1.22m)

## Bedroom two

13' 11" x 8' 7" (4.24m x 2.62m)

## Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

## Outside

The rear garden commences with a patio area with the remainder laid to lawn. There is a timber shed and a path that leads to the gate at the rear which in turn gives access to the parking area.

## 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 dualled 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 - B

Estate management fee -

Our ref - GH

## Directions

Proceed from the centre of Witham along Collingwood Road, pass the railway station into Braintree Road, continue past the Morrison's roundabout and at the next roundabout turn right into Cypress Road, continue along Cypress Road into Forest Road where Flemming Way can be seen as a turning on the left hand side.

## Further information

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

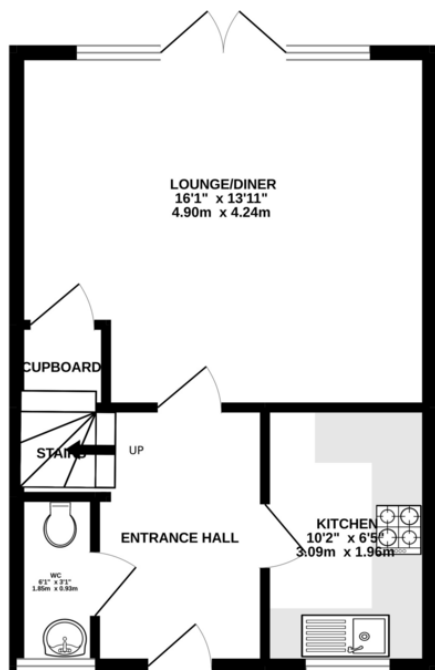
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## Viewing

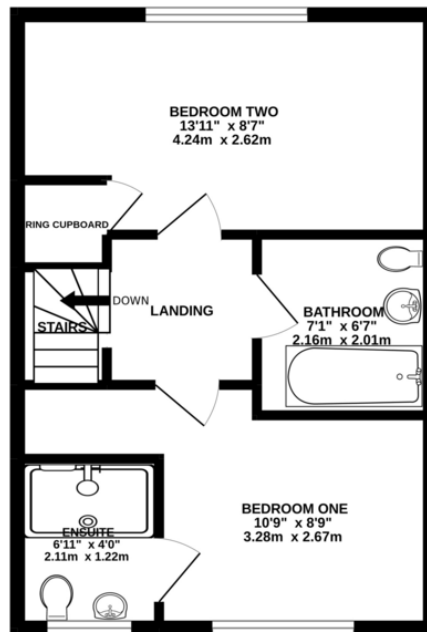
To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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