

16 Easton Road, Witham, CM8 2DW



Freehold

£400,000

Subject to contract

4 bedrooms
2 reception rooms
2 bathrooms



This well presented, characterful four bedroom semi detached Victorian house is situated within walking distance of Witham's mainline railway station and features four bedrooms, two reception rooms, two bathrooms and a low maintenance rear garden with separate studio/office ideal for home working.

Some details

General information

Set within walking distance of Witham's mainline railway station and local amenities is this rarely available four bedroom semi detached Victorian family home with accommodation arranged over three floors. The property benefits from a great deal of character throughout, four bedrooms, two reception rooms, two bathrooms and a low maintenance rear garden with separate studio/office ideal for home working.

Accommodation comprises a front door leading through to a lounge which measures 15' by 10'10" and features a sash window to the front aspect, feature fireplace, a door with stairs leading to the first floor and a further door leading to an inner hallway. Access is given to bedroom four which measures 10'7" by 9' with built in wardrobes and a window to the rear. The family bathroom comprises a stand alone bath, hand wash basin, low level W.C and a window to the rear aspect. Stairs lead down to the basement level which in turn gives access to the generous size dining room which measures 15'7" by 13'2" and benefits from a further feature fireplace with inset multifuel stove, sash window to the front aspect, stable door leading out to the rear garden and a door leading through to the kitchen. The kitchen benefits from a range of eye and base level units inset to worktop surfaces, butler sink, space for a range style cooker and space for further appliances. A door leads through to a further lobby area with a stable door leading out to the rear garden and access to a utility room.

Stairs from the ground floor lead to the first floor where a landing gives access to three bedrooms. Bedrooms two and three are located to the front of the property, whilst bedroom one is located to the rear and measures 12'11" by 10'6" at its maximum with fitted wardrobes and access to an en-suite shower room with corner shower cubicle and a low level W.C.

Dining room

15' 7" x 13' 2" (4.75m x 4.01m)

Kitchen

14' x 10' 2" (4.27m x 3.1m)

Utility room

6' x 4' 10" (1.83m x 1.47m)

Lounge

15' x 10' 10" (4.57m x 3.3m)

Bedroom four

10' 7" x 9' (3.23m x 2.74m)

Bathroom

7' 5" x 4' 11" (2.26m x 1.5m)

Bedroom one

12' 11" x 10' 6" (3.94m x 3.2m)

Ensuite

4' 9" x 3' 8" (1.45m x 1.12m)

Bedroom two

10' 11" x 9' 1" (3.33m x 2.77m)

Bedroom three

9' 5" x 8' (2.87m x 2.44m)

Outside

Externally to the rear the property benefits from a low maintenance paved garden which is enclosed by fencing and brick wall surround. There is a decked seating area which in turn leads to a studio which measures 11'10" by 9' at its maximum. There is also a wrought iron gate which gives side access to the garden.

Location

Witham is a thriving market town having two shopping centres, there is variety of shops serving day-to-day needs. The town has its own mainline railway station with direct trains to London Liverpool Street with a journey time of approximately 45 minutes. There are also nearby road links via the A12 to Chelmsford, M25 and London to the South, and to the North, Colchester and East Anglia. The A120 can be joined at Braintree giving easy access to Stansted Airport and M11.

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

Ref - DJN

Directions

From the Witham office proceed in the direction of Colchester along Newland Street, turn left at the second set of traffic lights into Collingwood Road, proceed along Collingwood Road over the mini roundabout turning immediately right before crossing the railway bridge into Easton Road, where the property can be found after a short distance on the right hand side.

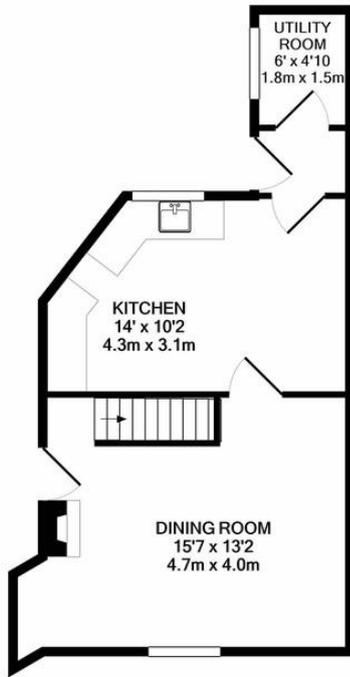
Further information

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

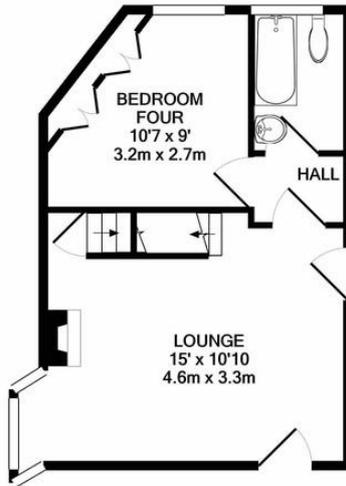
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Viewing

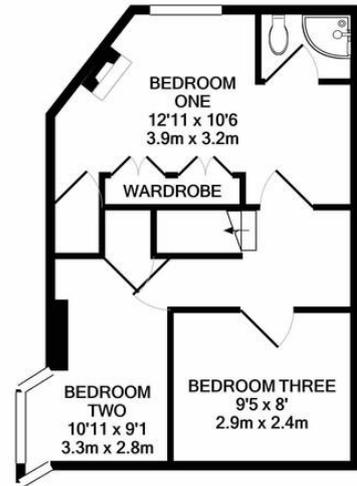
To make an appointment to view this property please call us on 01376 516 464.



BASEMENT LEVEL
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.9 SQ.M.)

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