



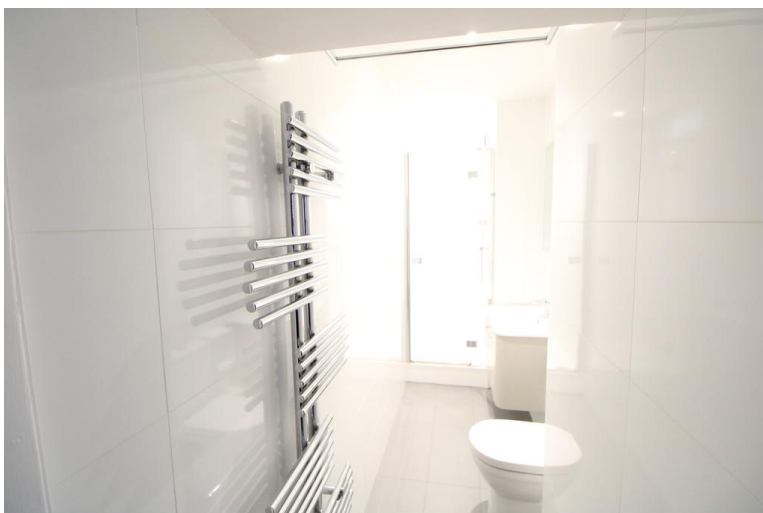
GUTHAVON STREET, WITHAM, CM8

£2,000 PCM





We are delighted to offer to the rental market this well presented, spacious three bedroom property in the heart of Witham and conveniently located close to the train station and town centre. This property comprises of three generously sized bedrooms, the main bedroom being ensuite, family bathroom, spacious lounge, garden room, cellar/TV room and a stylish modern kitchen. Further benefitting from having an enclosed private courtyard garden and residents parking is available. This property is offered part furnished and is available from the 15th February. An early viewing is advised to appreciate the accommodation to offer.



HALLWAY

Built in shoe cupboard, doors to front lounge, archway walk through to the kitchen, garden room and cellar. Stairs to first floor and wood flooring throughout the ground floor.

LOUNGE

13' 1" x 11' 7" (3.99m x 3.53m) Sash windows to front with built in wooden shutters and wood surround. Feature fireplace with TV above, cupboards and shelves to either side. Radiator, spotlights and wooden flooring.



KITCHEN

9' 6" x 9' 4" (2.9m x 2.84m) Granite worktop, 1 1/2 sink with mixer tap, built in dishwasher, integral fridge freezer, under counter fridge, built in gas hob and oven below, eye and base level units.

GARDEN ROOM

14' 5" x 6' 9" (4.39m x 2.06m) French doors to garden, windows to side, velux windows, shelving unit on wall and fixed TV below.

FIRST FLOOR LANDING

Window to rear, door to main bathroom and bedroom and stairs to second floor.



BATHROOM

9' 4" x 6' 5" (2.84m x 1.96m) Sash window to rear, vanity wall hand basin, vanity mirror above with lights, WC, radiator, panelled bath with shower screen and shower mixer tap, built in cupboard, extractor fan and is fully tiled throughout.

BEDROOM ONE

15' 5" x 15' 2" (4.7m x 4.62m) Sash windows to front with wooden blinds, large double wardrobe with two drawers, spot lights.



ENSUITE

12' 5" x 3' 9" (3.78m x 1.14m) Stand up shower cubicle, vanity wall hand basin with vanity lighted mirror above WC, stainless steel towel rail, spot lights, extractor fan and is fully tiled throughout.

SECOND FLOOR LANDING

Window to side, built in cupboard and display unit, door to bedrooms two & three.

BEDROOM TWO

15' 2" x 10' 6" (4.62m x 3.2m) Window to front, full range mirrored wardrobes, spot lights, radiator.



BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m) Window to rear, built in wardrobe and recess to side.

LOBBY

Door to utility room/boiler room.

CELLAR

15' 2" x 14' 2" (4.62m x 4.32m) Built in cupboard, window to front, spot lights, radiator and fully tiled



floor.

UTILITY ROOM

10' 5" x 12' 2" (3.18m x 3.71m) Worktop with sink, base level cupboards, washing machine, tumble dryer, gas boiler, radiator, built in safe, spot lights and WC with door.

REAR GARDEN

Enclosed private rear courtyard garden with shed, water feature and outdoor table with six chairs.

PARKING

Allocated parking for one vehicle.

Rent: £2,000.00

Holding Deposit: £461.53

Security Deposit: £2,307.69

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		