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DAVID MARTIN
GROUP

Spread Eagle Mews

Witham, CM8 2BD

£265,000

EPC Rating 'TBC'

- NEW ONE BEDROOM HOUSE
- Private Garden
- Allocated Parking
- Central Town Location





Property Description

David Martin Estate Agents are delighted to present this newly built one-bedroom terraced house, ideally positioned within a mews just off Newland Street, offering convenient walking access to Witham's town centre, shops, and local amenities. The accommodation begins with a welcoming entrance hall leading into a spacious lounge/diner featuring a window and French doors opening onto the rear garden, open plan to a contemporary shaker-style fitted kitchen with integrated appliances, creating an ideal modern living space. To the first floor, the property offers a generous double bedroom and a large bathroom. Externally, the home benefits from an enclosed rear garden and allocated parking. This property represents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance modern home. Early viewing is highly recommended - contact David Martin Estate Agents today to arrange your appointment.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, radiator, under stairs storage cupboard.

LOUNGE/DINER

15' 07" x 10' 09" (4.75m x 3.28m) Window to rear, double doors to rear garden, open plan to:

KITCHEN

12' 08" x 7' 01" (3.86m x 2.16m) Comprehensively fitted with a range of Shaker style wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring electric hob with extractor over, integrated fridge/freezer, washing machine and slim line dishwasher, spotlights, radiator, window to front.

CLOAKROOM

Low level W.C, wash hand basin, radiator, tiled floor, part tiled walls.

LANDING

BEDROOM

15' 07" x 9' 11" (4.75m x 3.02m) Two Velux windows to rear, radiator.

BATHROOM

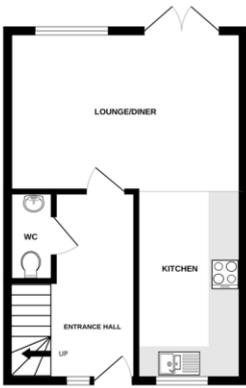
12' 11" x 7' 02" (3.94m x 2.18m) Two Velux windows, panel enclosed bath with shower over, low level W.C, wash hand basin, heated towel rail, tiled floor, part tiled walls.

GARDEN/PARKING

Enclosed rear garden laid to lawn with gate to rear, allocated parking.



GROUND FLOOR
365 sq. ft. (33.9 sq.m.) approx.



1ST FLOOR
285 sq. ft. (26.5 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements