



## 14 HALCYON CLOSE

Witham, CM8 1GY

Guide price £235,000

DAVID  
BURR



## 14 Halcyon Close, Witham, Essex, CM8 1GY

A modern purpose built two bedroom first floor maisonette with garage, driveway and well proportioned accommodation featuring a light and bright living room and kitchen, two bedrooms and a bathroom WC. The property is conveniently located for access to Witham town centre and railway station and is offered for sale with no ongoing chain.

Entrance door opening to an entrance lobby with stair flight rising to first floor landing. From the first floor landing there are doors to all principal rooms and accessed to loft space and cupboard housing recently replaced combination type boiler.

The main bedroom features a built in storage cupboard and is of an excellent size. The second bedroom has two Velux skylight windows and is a nice light and airy room. the bathroom features a white three piece suit including bath and mixer tap, low level WC, pedestal wash hand basin and Velux skylight window.

The very appealing open plan kitchen/living room is well appointed with counter tops to sides, an excellent array of cupboards both at floor and eye level, fitted four burner gas hob with electric oven and canopy extractor overhead. There is also a built in fridge freezer and integrated washer dryer with Velux skylight windows for natural lighting. The living room area could also be used for dining and features a Juliet style balcony with French doors.

### Outside

There is a garage located below the building with up and over type door and driveway suitable for one vehicle in front.

The well presented accommodation comprises:

Well appointed first floor flat	Quiet secluded location
Spacious semi-open plan layout	Two generous bedrooms
Garage and parking	NO ONWARD CHAIN
Walking distance to the town centre	

### Agents notes:

Tenure: Leasehold (Lease length remaining: 103 years)

What three words: portfolio.boomer.villa

### Location

Witham is a small town located just off the A12 between Colchester and Chelmsford. Witham includes many amenities such as schools, supermarkets, a library and town hall, pubs, Witham railway station, St Nicolas Church, Whetmead Nature Reserve, a football and social club, as well Rivenhall Oaks Golf Centre.

### Access

Braintree 8.2 miles

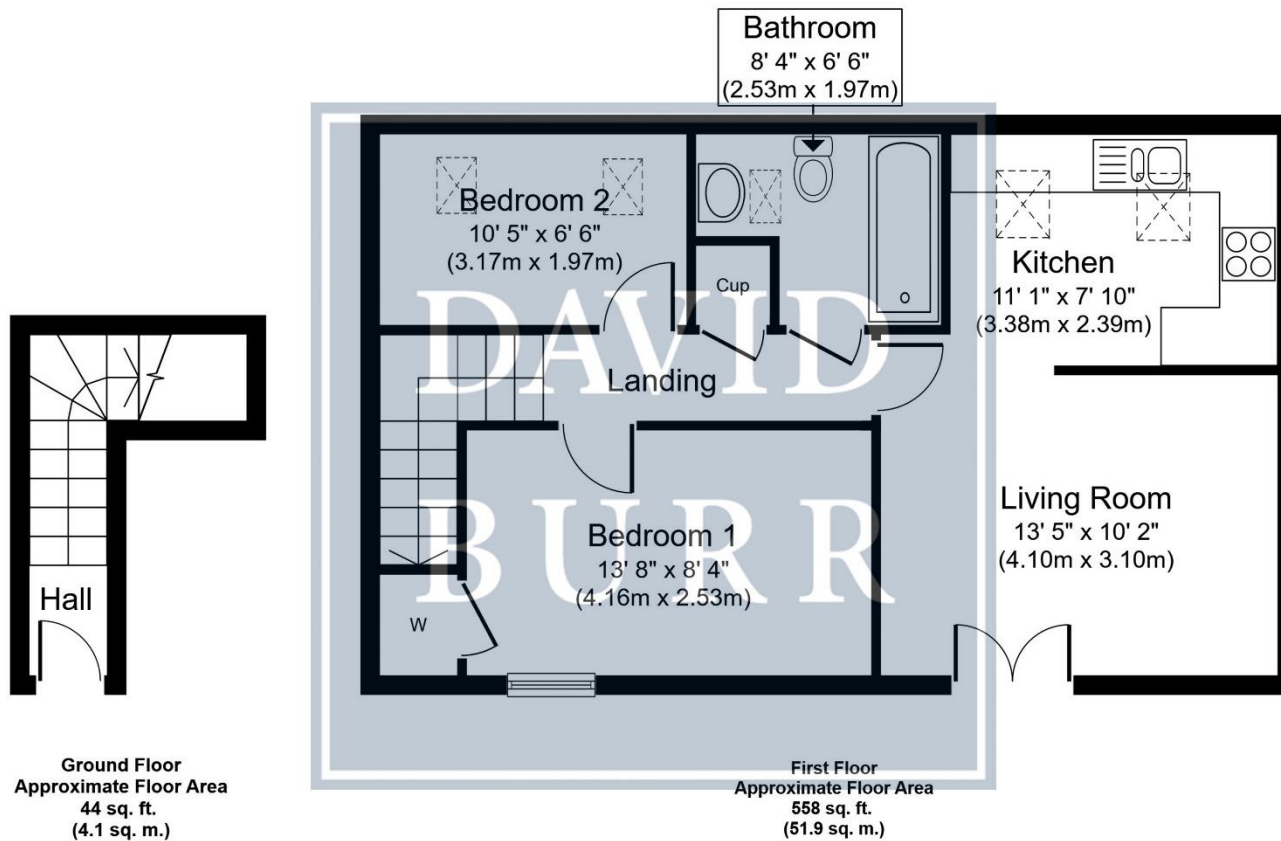
Chelmsford 9.8 miles

Colchester 14.4 miles

Tiptree 6.5 miles

Stanstead Airport 22.4 miles (30 mins)





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### Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: C Council tax band: B

Broadband speed: up to 1000 Mbps (Ofcom).

Tenure: Leasehold (Lease length remaining: 103 years)

Mobile coverage: EE and O2 – Likely. Three and Vodafone - Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

### Contact details

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