

Mulberry Gardens, Witham, Essex

WELL PRESENTED TWO BEDROOM END TERRACED HOME | OPEN PLAN LOUNGE | KITCHEN/DINER
TWO GOOD SIZE BEDROOMS | STYLISH BATHROOM/WC | DETACHED GARAGE/OWN DRIVE
FANTASTIC POTENTIAL TO EXTEND (STSP)

Asking Price: (Guide Price) £350,000 - £375,000

kw PLUS
KELLERWILLIAMS

Mulberry Gardens, Witham, Essex

***** GUIDE PRICE: £350,000 - £375,000 *****

Introducing this charming End Terraced House, situated in the bustling town of Witham. This property boasts spacious and airy living areas, including an open plan lounge and a modern kitchen/diner perfect for entertaining guests. With two good size bedrooms and a stylish bathroom, this home is ideal for first-time buyers looking to put their own stamp on a property.

The potential to extend both to the side and rear (subject to planning permission) offers endless possibilities for those looking to create their dream home. Ample parking is provided with a detached garage and independent driveway, making this property not only convenient but also practical for modern living.

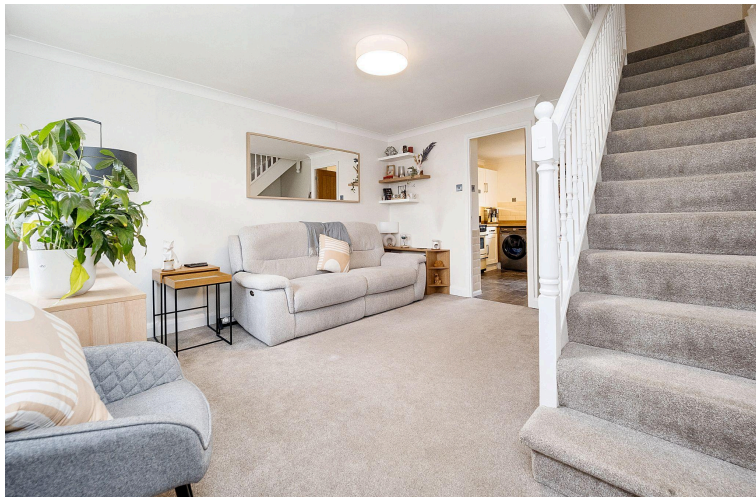
Located in Witham, residents will enjoy the convenience of a busy High Street filled with supermarkets, shops, banks, bars, and restaurants. The town also offers a choice of schools, recreational facilities at the Witham Leisure Centre, and the prestigious Benton Hall Golf & Country Club.

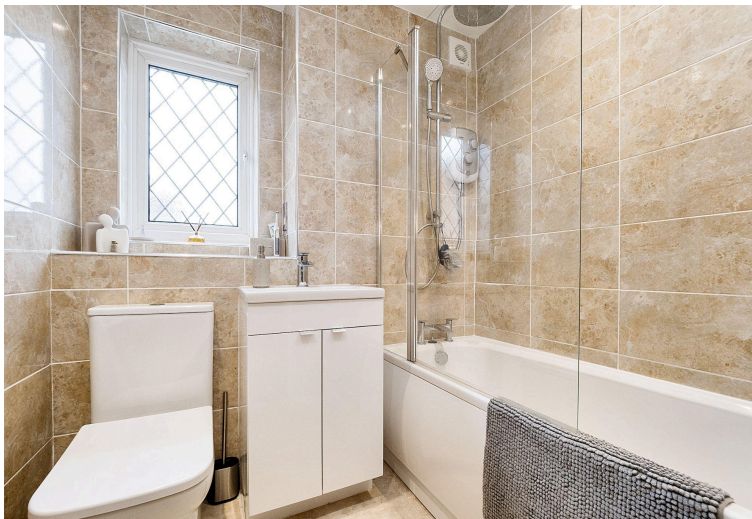
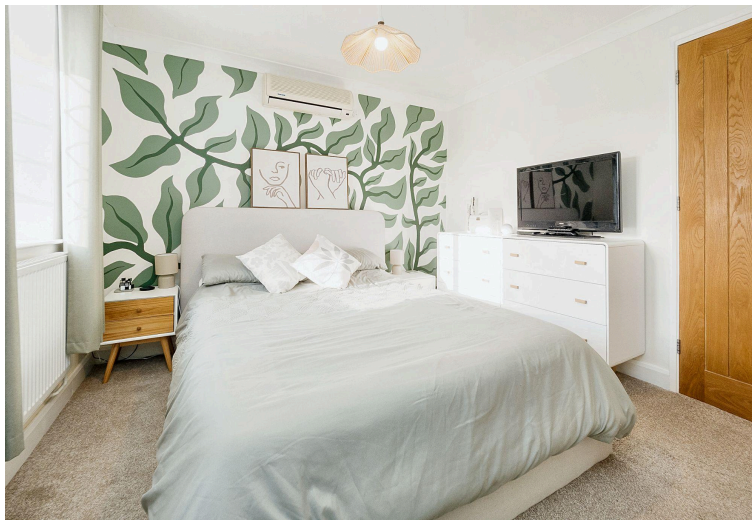
Commuters will appreciate the short stroll to the town's railway station, providing easy access to London's Liverpool Street Station in just 45 minutes. The property's location is by-passed by the A12 trunk road, offering direct routes to Colchester and Chelmsford for excellent grammar schools. Additionally, the A120 trunk road to the north provides quick access to Stansted Airport and the M11 motorway.

This property is in excellent condition and offers two bedrooms, one bathroom - perfect for a couple or small family looking to settle down in a vibrant community. Don't miss out on the opportunity to view this property and make it your own!

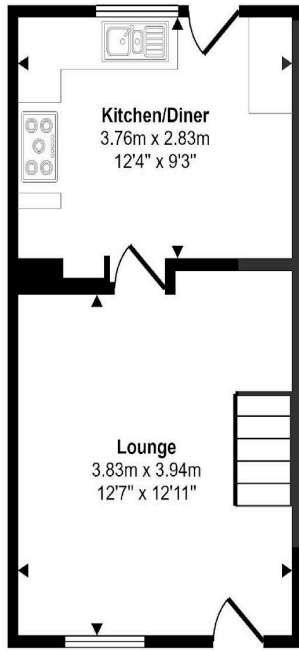
PROPERTY INFORMATION

Tenure: Freehold
Council Tax Band: B
EPC: Awaiting EPC

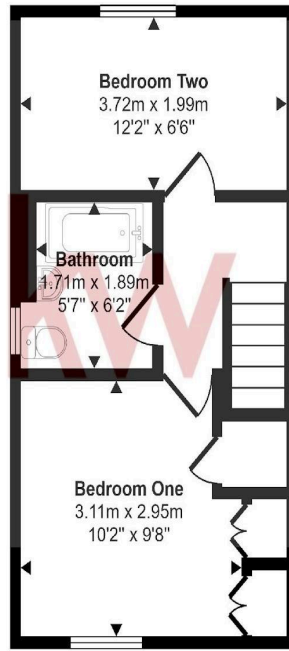




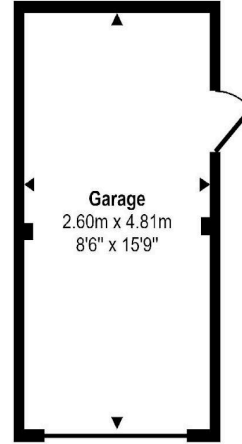
Approx Gross Internal Area
67 sq m / 716 sq ft



Ground Floor
Approx 27 sq m / 294 sq ft



First Floor
Approx 27 sq m / 287 sq ft



Garage
Approx 13 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

AWAITING EPC

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

01277 206666

Suite 1G Widford Business Centre, 33 Robjohns Road, Chelmsford, Essex, CM1 3AG

paul.howell@kwuk.com

OPENING HOURS

LINES OPEN 9am - 6pm