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## Wickham Road, Witham, Essex, CM8 1XE

**Asking price £169,995**

This well presented and good sized one bedroom maisonette would be ideal for an investor or first time buyer! You'll find the property to be well presented with a re-fitted kitchen with an integrated fridge/freezer, dishwasher and an electric oven. The living/dining area offers space for your sofas and a small dining table. To the rear of the property you'll find the bathroom and also the double bedroom with the wardrobe to remain.

Externally, an allocated parking space and well tended communal gardens should complete your wish list.

- Ground floor maisonette
- Re-fitted kitchen
- 17'7 x 10'2 lounge/dining room
- Bathroom
- Nice outlook across green area
- Popular location
- 1.1 miles to train station
- Ideal investment
- Allocated parking
- EPC - D

## **Distances**

Witham Railway Station - 1.1 miles

High Street - 0.6 miles

A12 - 1.1 miles

Chelmsford City Centre - 9.7 miles

All distances are approximate.

## **Accommodation**

### **Lounge/Diner**

5.36 x 3.10 (17'7" x 10'2")

A spacious room with a window to front, storage cupboard, open into:

### **Kitchen**

3.67 x 1.69 (12'0" x 5'6")

A refitted kitchen with integrated fridge/freezer, electric oven & hob. Space and plumbing for washing machine. Window to front and side.

### **Bathroom**

1.71 x 1.42 (5'7" x 4'7")

Three piece suite with electric shower. Cupboard housing water tank. Window to side.

### **Bedroom**

3.88 x 2.92 (12'8" x 9'6")

A good sized double bedroom, wardrobes to remain, window to rear.

## **Exterior**

### **Allocated parking space**

### **Viewings**

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

### **Important Notices**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.