

30 Bramble Road, Witham, CM8 2XA



Freehold

**£265,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



Situated within walking distance of the mainline railway station is this two bedroom semi detached property situated on Bramble Road and offers good size living accommodation.

# Some details

## General information

This two bedroom semi detached property situated on Bramble Road offers good size living accommodation which includes a lounge, kitchen/breakfast room, good size conservatory, two bedrooms and a family bathroom. Being on a corner plot there is a good size rear garden and two off road parking spaces to the rear.

In brief, accommodation comprises double glazed door to the front leading to an entrance hall, the entrance hall has a staircase rising to the first floor and door giving access to the lounge. The lounge has a double glazed window to the front aspect with electric fireplace and under stairs storage cupboard. The kitchen/breakfast room has a double glazed window and door to the rear leading to the conservatory, one and a half bowl stainless steel sink inset to roll edge worksurface, a range of wall and base units with cupboards and drawers, space for cooker and space and plumbing for a washing machine. The good size conservatory has double glazed windows to the side and rear with double doors to the side leading to the garden, the conservatory also has central heating.

On the first floor accessed from the landing are the two double bedrooms and a family bathroom. Bedroom one has a double glazed window to the rear aspect. Bedroom two has two double glazed windows to the front aspect. The first floor concludes with a family bathroom with a double glazed obscure window to the side aspect, panel bath with shower over, low level W.C and a pedestal wash hand basin.

## Lounge

14' 4" x 10' 1" (4.37m x 3.07m)

## Kitchen/dining room

13' x 9' 9" (3.96m x 2.97m)

## Conservatory

12' 1" x 11' 10" (3.68m x 3.61m)

## Landing

## Bedroom one

13' x 8' 6" (3.96m x 2.59m)

## Bedroom two

13' x 8' 2" (3.96m x 2.49m)

## Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

## The outside

Situated on a corner plot the property has a small front garden with side access leading to the good size rear garden which has a paved patio area with the remainder of the garden is laid to lawn with rear access leading to the allocated parking for two vehicles.

## Where?

Witham has a busy High Street complemented by a choice of supermarkets, as well as a choice of schools and the recreational facilities offered at the Bramston Sports Centre. The town's railway station serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is a dual carriageway west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

## Directions

From the Witham office at the traffic lights turn left into Collingwood Road, left at the mini-roundabout, over the railway bridge, left at the next mini-roundabout into Chipping Hill, over the hump back bridge, at the roundabout turn right into Flora Road, take the first right into Bramble Road where the property can be found on the right hand side.

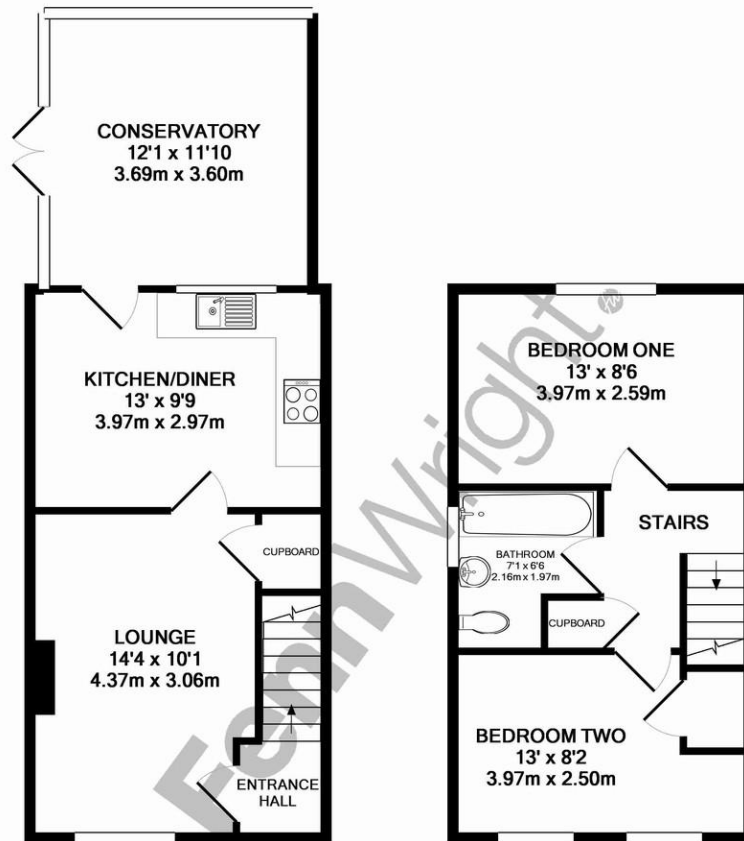
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

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