



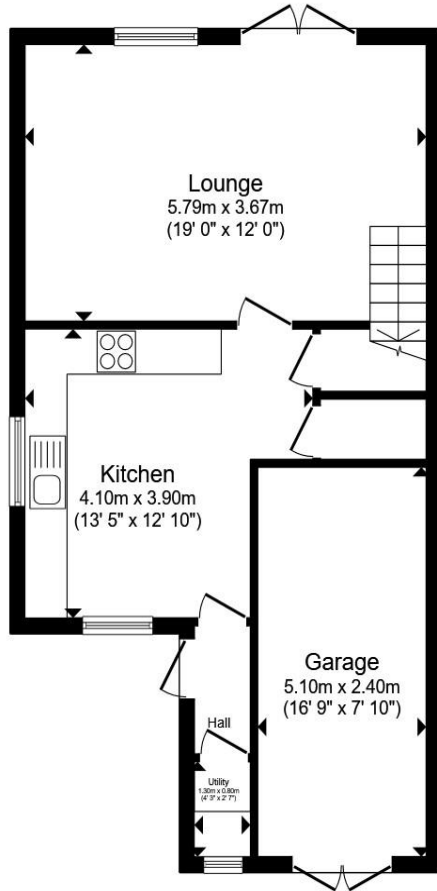
Barnardiston Way, Witham, CM8 2EQ

welcome to

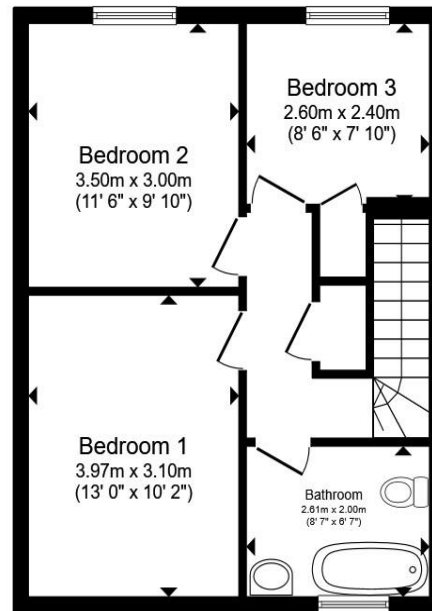
Barnardiston Way, Witham

**** GUIDE PRICE £350,000 - £375,000 **** William H Brown are pleased to offer for this spacious three-bedroom end-of-terrace family home, ideally situated in the popular and well-established town of Witham, offering excellent access to the mainline railway station, A12 and local amenities.





Ground Floor



First Floor

Total floor area 97.2 m² (1,046 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Hallway

Utility Area

2' 7" x 4' 3" (0.79m x 1.30m)

Kitchen

12' 10" x 13' 5" (3.91m x 4.09m)

Lounge

12' x 19' (3.66m x 5.79m)

Landing

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom Three

7' 10" x 8' 6" (2.39m x 2.59m)

Bathroom

6' 7" x 8' 7" (2.01m x 2.62m)

Garden

Parking

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

welcome to

Barnardiston Way, Witham

- Three Bedroom End of Terraced House
- Gas Central Heating
- Double Glazing
- Utility Area
- Popular Location of Witham

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£350,000 to £375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110675



Property Ref:
BTR110675 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk