



Braintree Road, Witham, CM8 2DD

Price:
£ 325,000

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2 bedroom - House

View Property

OVERVIEW

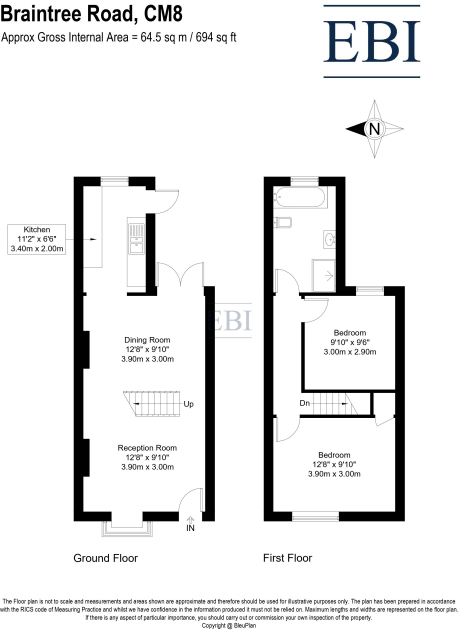
A beautifully presented two double bedroom end-of-terrace house offering characterful and well-proportioned accommodation, a substantial rear garden and annex bar / games room, situated in a excellent position within easy reach of Witham town centre and mainline railway station.

The ground floor provides an appealing traditional layout with two separate reception rooms, creating excellent flexibility for everyday living, entertaining or home working. The front reception provides a comfortable living space, while the second reception works particularly well as a dedicated dining room and leads through towards the fitted kitchen.

KEY FEATURES

- Attactive two double bedoom end-of-teace home
- Two sepaate geneously popotioned eception ooms
- Lage ea gaden ideal fo entetaining and elaxation
- Useful gaden ba and vesatile extenal outbuilding
- Two double bedooms with excellent popotions
- Geneously sized fist-floo family bathroom
- Chaacteful accommodation aanged acoss two floos
- Conveniently positioned fo Witham town cente
- Walking distance of Witham mainline ailway station
- Excellent commute connections towads London

Braintree Road, CM8
Approx Gross Internal Area = 64.5 sq m / 694 sq ft



ENERGY PERFORMANCE CERTIFICATES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

