



- Two Double Bedroom
- Groundfloor Cloakroom
- Extended
- Modern Kitchen
- Garage And Driveway
- Cul De Sac Location
- Town And Station Access

## 14 Sauls Bridge Close, Witham, Essex. CM8 1XJ.

Guide Price £280,000 - £290,000 Situated just off of the frequently requested Maldon Road at the end of a quiet cul de sac sits this beautifully presented two bedroom semi detached house. The ground floor accommodation offers a magnificent open plan kitchen/diner which has recently been completed with a range of fitted units with solid Oak work surfaces, french doors to the rear and two windows the natural light floods in making this a wonderful bright and airy space, there is also a cloakroom, and living room. To the first floor you will find two good size bedrooms and the family bathroom. Outside, there is a well maintained rear garden which back on to the old railway line, single garage and a driveway which offers off road parking. New to the market, an early internal inspection is strongly advised.....





# Property Details.

ground floor

hallway

textured and coved ceiling, stair to first floor,  
radiator, wood laminate flooring, door to

Kitchen/Diner



25' 9" x 12' 2" > 5'7"

Smooth and coved ceiling with inset spot lights,  
double glazed window to front, wall mounted  
vertical radiator, range of wall and base units with  
solid oak work surfaces over, inset sink with drainer,  
part tiled walls, space for 900 range cooker,  
integrated fridge/freezer, washing machine and  
dishwasher, wood laminate flooring

Lounge



11' 2" x 12' 1" (3.40m x 3.68m)

textured and coved ceiling, radiator, double glazed  
window to side, double glazed french doors to rear,  
wood laminate flooring

inner lobby

5' 6" x 3' 5" (1.68m x 1.04m)

textured and coved ceiling, tiled flooring, part  
glazed door to front

Clackroom



smooth and coved ceiling, radiator ,double glazed  
window to front, low level WC, vanity wash hand  
basin , part tiled walls, tiled floor

first floor

Landing

Textured and coved ceiling, Loft hatch

# Property Details.

## Bedroom one

12' 1" x 8' 7" (3.68m x 2.62m)

textured and coved ceiling, radiator, double glazed window to front, built in wardrobe

## Bedroom two

10' 3" x 8' 8" > 8' 3" (3.12m x 2.64m)

textured and coved ceiling, radiator, double glazed window to front, built in wardrobe

## shower room

textured and coved ceiling, radiator, double glazed window to side, vanity wash hand basin, shower cubicle, part tiled walls

## WC

textured ceiling, low level WC, double glazed window to side

## Outside

### Front

To the front of the property there is a Driveway leading to brick built Garage

### Rear



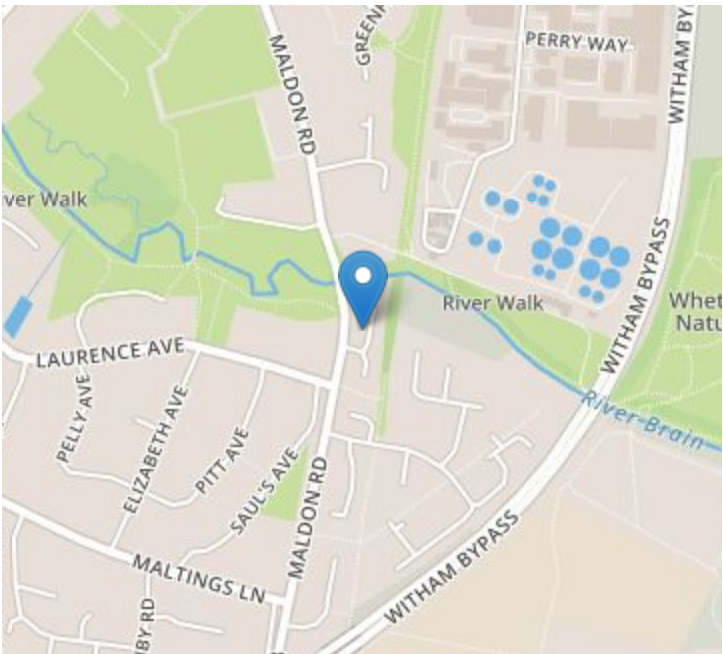
The rear garden commences of patio area, remainder being laid to lawn with flower and shrub borders, gate providing access to front, pedestrian door to garage.

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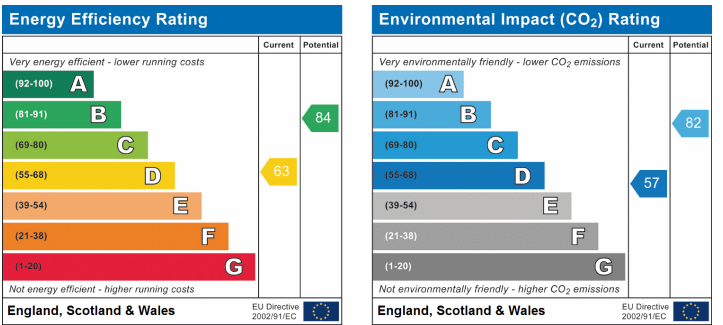
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.