



- Three Bedrooms
- Kitchen / Diner
- Modern Bathroom
- Driveway
- End Of Terrace
- Gas Heating
- Double Glazed Windows
- Chipping Hill Catchment
- Alarm System
- Fitted Blinds To Remain

17 Claudius Way, Witham, Essex. CM8 1PY.

Situated within easy reach of both the Witham town centre and the train station whilst occupying a quiet Cul De Sac position, is this well presented three bedroom property which falls within catchment for Chipping Hill School. The property is offered for sale in superb condition both inside & outside, making this an ideal property for any purchaser wanting something hassle free and likewise low maintenance. The internal accommodation comprises; a spacious sitting room, a refitted kitchen/diner, three bedrooms and modern bathroom suite. Outside this superb home is further enhanced by having a landscaped rear garden with a large decking area, a driveway to the rear providing off road parking. An early internal viewing is strongly advised.....



Property Details.

Groundfloor

Entrance Hall

Door to front, laminate flooring, radiator, door to

Lounge



15'6" x 14'7" max Window to front, stairs to first floor, storage under stairs, radiator, laminate flooring

Kitchen/Diner



14'7" > 8'10" x 14'4" > 8'7" Three windows to rear, Fitted with a range of wall and base units with work surfaces over inset sink and drainer, tiled splashbacks, spaces for washing machine, slimline dishwasher and

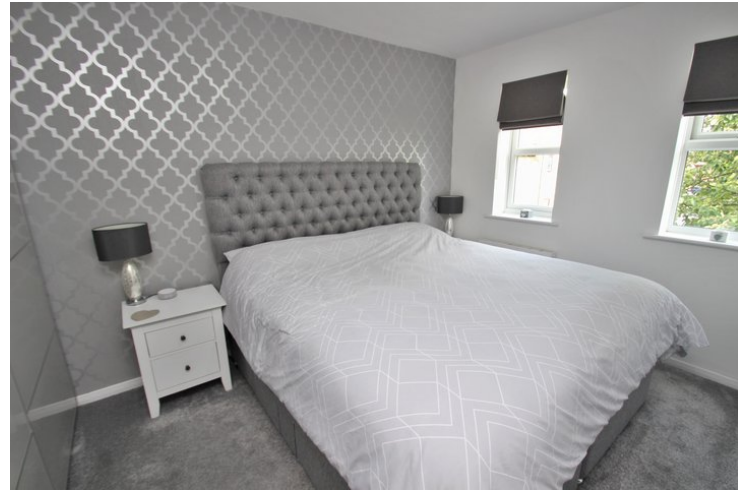
fridge freezer, door to garden, radiator, laminate flooring

Firstfloor

Landing

Window to side, storage cupboard, doors to

Bedroom one



12'9" x 8'4"

Two windows to front, radiator, fitted wardrobes

Bedroom two



11'9" x 7'1"

Window to rear, carpet, radiator

Property Details.

Bedroom three



7'9" x 6'

Window to front, carpet, radiator

Bathroom



Window to rear, chrome heated towel rail, WC, wall mounted hand wash basin, bath with rainfall shower over, Travertine tiling to walls, tiled flooring

Outside

Rear garden



The rear garden commences with a decked area, remainder being laid to lawn, timber shed, gate to the front and a further gate to the rear parking area

Front garden

Laid to slate chippings

Parking

The property benefits from a driveway to the rear providing off road parking for three vehicles

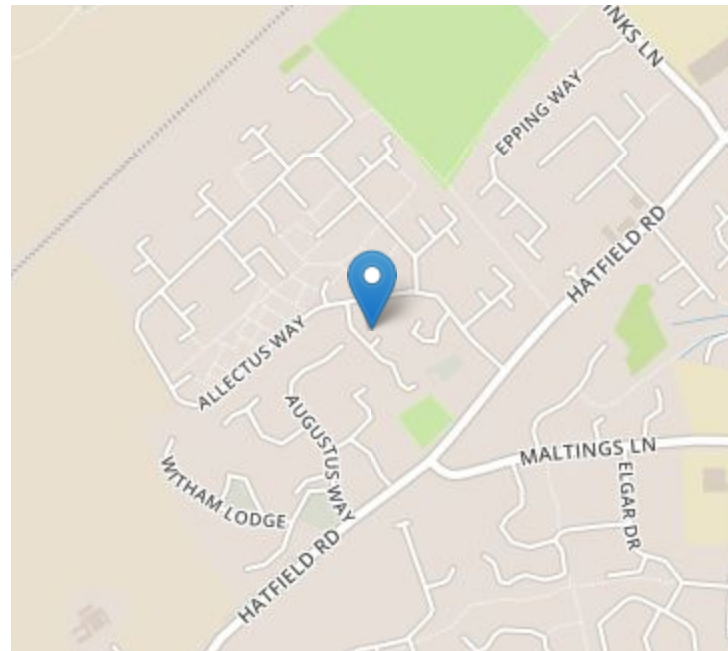
Property Details.

Floorplans

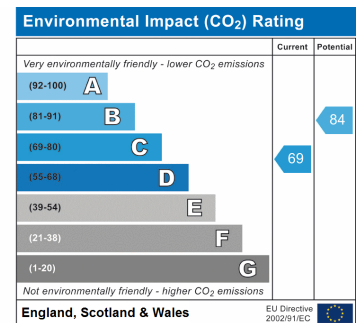
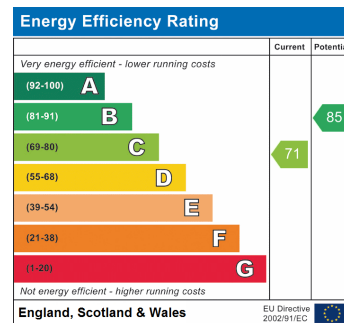


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.