



7 Britten Crescent, Witham, CM8 1QE
Fixed Price £325,000



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Some More Information

Ground Floor

Upon entering through the front door, you step into the entrance hall, where a staircase leads to the first floor. Beneath the stairs, there is a storage area, and doors providing access to all ground-floor rooms.

The kitchen is well-equipped with a range of eye-level and base-level cupboards beneath a work surface, offering space for a freestanding fridge-freezer and washing machine. It also includes an integrated single oven, a four-ring gas hob, and an extractor hood above.

At the rear of the property, the spacious lounge and dining room features French doors that open onto the rear garden, as well as a window overlooking the outdoor space.

Completing the ground floor is a cloakroom, which includes a low-level W.C. and a wash hand basin.

The entire ground floor benefits from laminate flooring.

First Floor

The landing provides access to both bedrooms and the recently refurbished bathroom. The primary bedroom is a generous double, featuring a front-facing window, a fitted wardrobe, and an over-stairs area that could serve as a study space—ideal for those working from home.

The second bedroom is also well-proportioned, with a window overlooking the rear garden.

The modern bathroom includes a tiled, panel-enclosed bath with an overhead shower, a low-level W.C., and a vanity wall hung wash hand basin. Contemporary fittings, including a stylish Crittall-style shower screen, add a sleek touch. A further door from the bathroom leads to the airing cupboard, where the hot water system is housed.

Externally

The rear garden features a paved patio with a central pathway flanked by lawn on either side. The pathway leads to a timber-built shed and a gate providing access to the rear parking courtyard, where the property's allocated parking space is located.

Location

Witham is conveniently situated along the A12 trunk road, between the cities of Chelmsford and Colchester. The town offers a wide range of shops and amenities, including five supermarkets, cafés, restaurants, dentists, doctors, and pharmacies.

Witham also benefits from a selection of primary schools and two secondary schools. The property is well-connected, located just 1.9 miles from Witham mainline railway station, which provides a fast and frequent service to London Liverpool Street in approximately 40-45 minutes.

Entrance Hall

13'3" x 6'9" (4.04m x 2.06m)

Kitchen

9'7" x 7'10" (2.92m x 2.39m)

W.C

5'11" x 3'3" (1.80m x 0.99m)

Living/Diner

14'11" x 13'9" (4.55m x 4.19m)

Bedroom One

14'10" x 12'7" max (4.52m x 3.84m max)

Bedroom Two

14'7" x 8'5" (4.45m x 2.57m)

Bathroom

10'8" max x 6'1" (3.25m max x 1.85m)

Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - C

Service Charge - £29.93

Management Charge - £12.50

Mains Electric, Gas, Water and Drainage

Internet – Broadband – Speeds of up to 10,000mbps via Gigaclear, lightspeed broadband, nexfibre and Openreach.

Mobile coverage is available from EE (Details obtained from Ofcom January 2025).

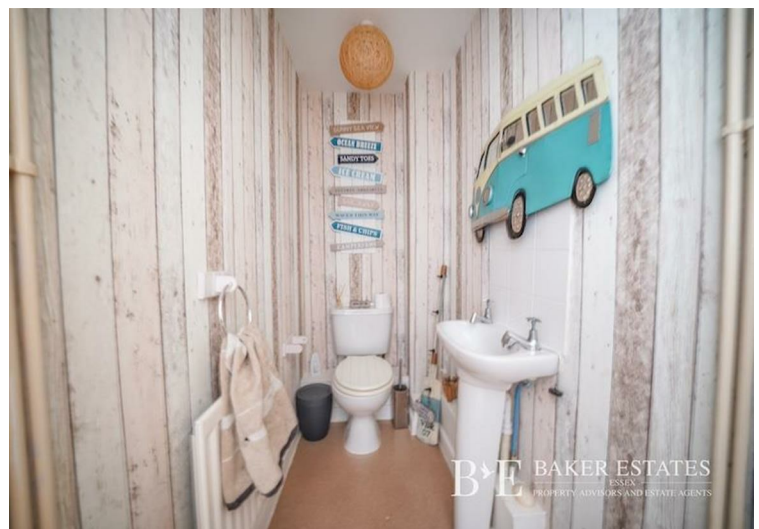
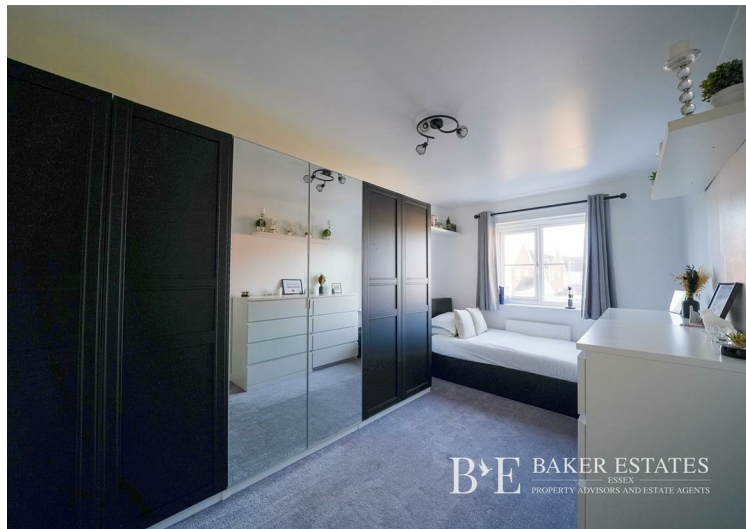
Construction Type - We understand the main property to be of a traditional constructions type of Brick and Block beneath a tiled roof.

The property benefits from step free access to the front.

Flood risk in the property location is considered a very low risk from rivers, sea and ground water along with an unlikely risk of flooding from Groundwater and Reservoirs the property is in a

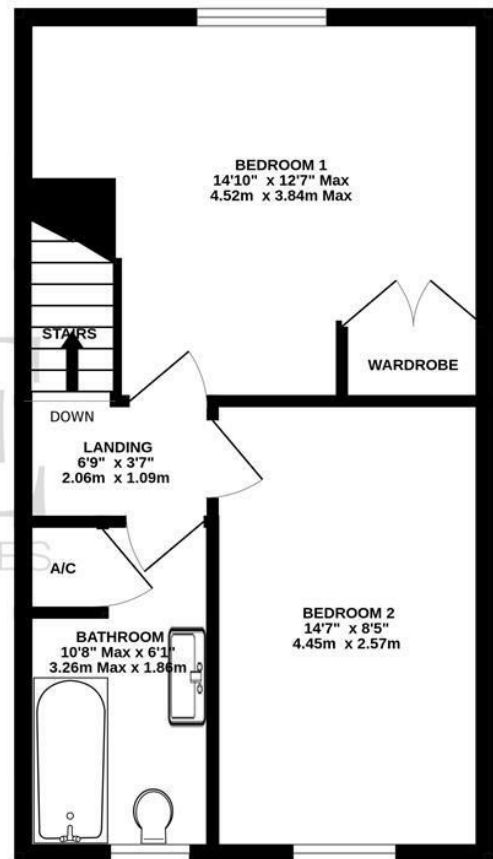
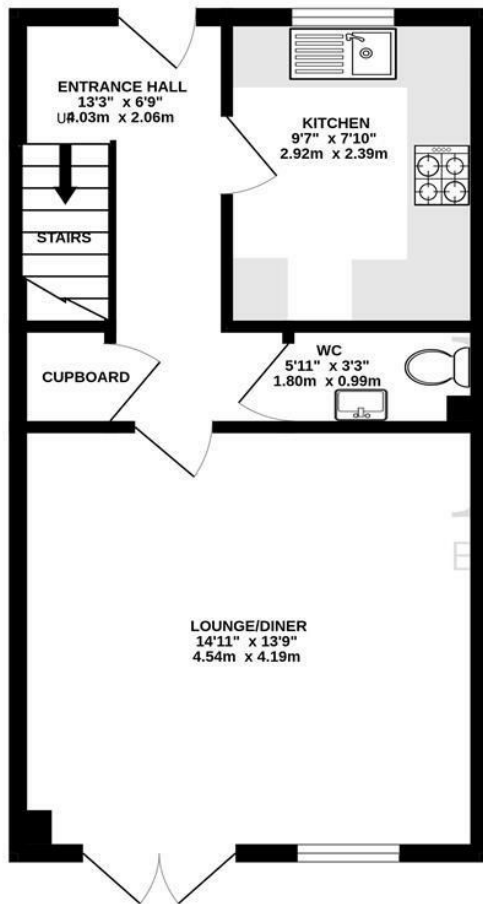
very low risk area for surface water flooding. (Details obtained from Gov.UK flood risk area January 2025).

Planning in the area – We are not aware of any planning applications in the immediate locality. (Details obtained from Braintree District Council Planning Portal January 2025).



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

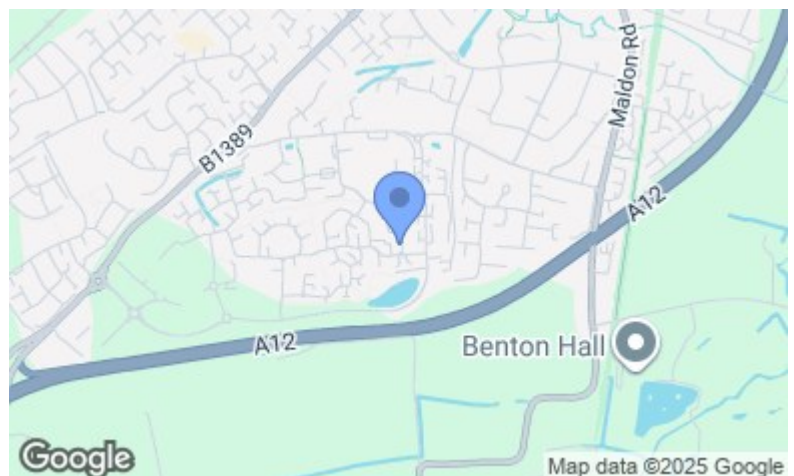


TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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