



**Cherry Tree Rise, Witham, CM8 2LP**  
**Guide price £325,000**



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## Some More Information

From the entrance door you enter the entrance hall where doors give access to a storage cupboard and kitchen dining room. The kitchen dining room, has a window to the front elevation and is fitted with a range of eye and base level cupboards with space for washing machine and fridge freezer. Double sliding doors lead through to the sitting room where stairs rise to the first floor and sliding patio doors lead to the rear garden.

To the first floor there are three double sized bedrooms along with a bathroom comprising panel enclosed shower bath with glazed shower screen, vanity wash hand basin and separate W.C. with further vanity wash hand basin.

## Externally

The property is located in a cul-de-sac location, commencing private block paved driveway, leading to integral garage which has side hung doors and further door leading to the rear garden, which commences with a paved terrace to the immediate rear of the property with the balance of the garden laid to lawn and enclosed by wood panel fences.

## Location

Witham is situated along the A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just 0.9 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45 minutes.

## Hall

## Kitchen

11'8" x 11'0" (3.56m x 3.35m)

## Lounge

14'10" x 14'0" max (4.52m x 4.27m max)

## Bedroom One

15'2" x 9'4" (4.62m x 2.84m)

## Bedroom Two

11'10" x 10'8" (3.61m x 3.25m)

## Bedroom Three

15'0" x 7'11" (4.57m x 2.41m)

## W.C

5'9" x 3'1" (1.75m x 0.94m)

## Bathroom

5'8" x 5'2" (1.73m x 1.57m)

## Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure- Freehold

EPC - C

Electric Heating

Mains Electric

Mains Water

Private Drainage

Broadband Availability - Ultrafast broadband via Openreach & Nefibre with speeds to 2000mbps (February 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE, O2 & Vodafone (details obtained from Ofcom Mobile and Broadband Checker) – February 2026.

Construction Type - We understand the property to be of brick construction. The property does not have step free access from

the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map (February 2026).

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

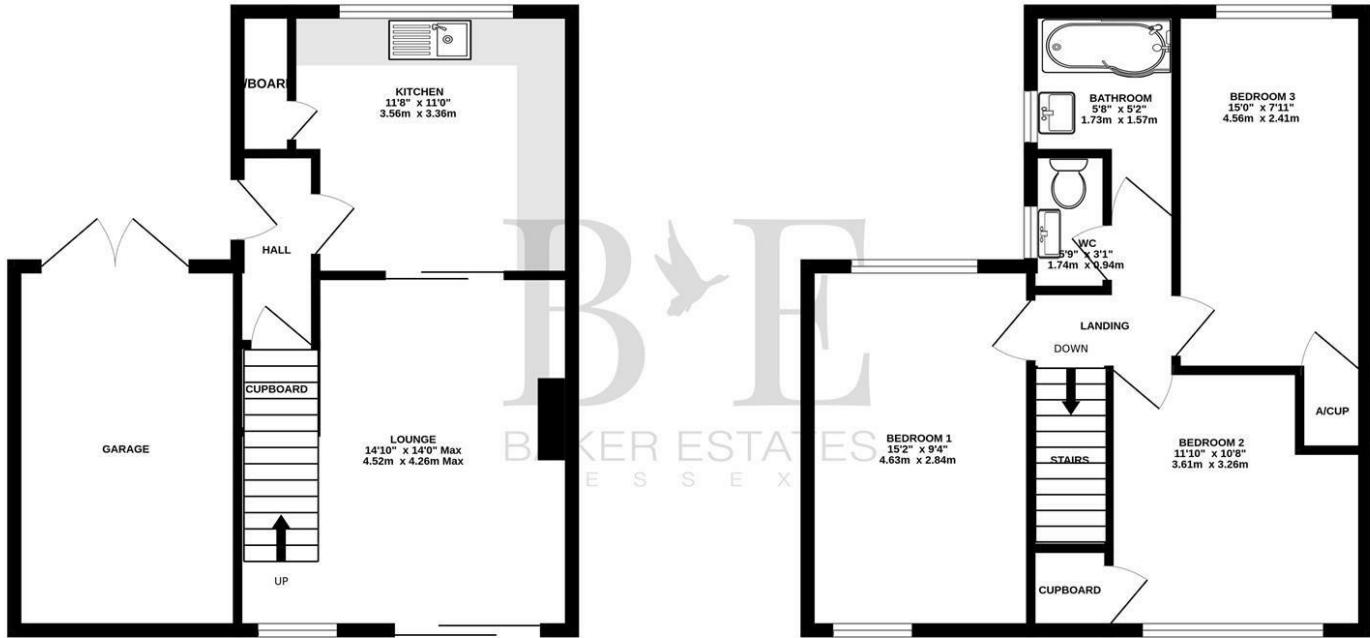
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area



GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

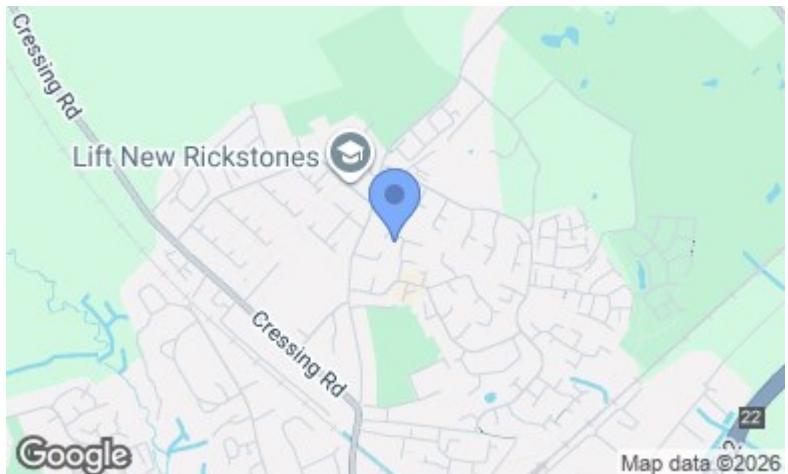


TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.