

Beresfords



Elderberry Gardens, Witham

GUIDE PRICE: £170,000 - £175,000

Elderberry Gardens, Witham

This property comprises of a generous lounge, with a newly fitted and fully equipped separate kitchen. This offers a perfect space to relax and entertain. There are two double bedrooms with the master bedroom benefitting from a walk-in wardrobe. Externally, the property offers plenty of resident parking and a garage en-bloc. The property is located an easy walk to Witham Train Station. This property is offered with No Onward Chain. EPC. D. Ref: WIS220044

Lounge 12'9" x 15'2" (3.89m x 4.62m)

Kitchen 8'9" x 8'5" (2.67m x 2.57m)

Bathroom 6'9" x 9' (2.06m x 2.74m)

Bedroom Two 7'5" x 9'9" (2.26m x 2.97m)

Bedroom One 9'9" x 15'4" (2.97m x 4.67m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The owners, agents and any other persons involved in the sale of the property make no guarantee as to the accuracy of the description contained herein.

- Two Double Bedrooms
- Large Lounge
- Newly Fitted Kitchen
- Garage
- Long Lease
- Ground Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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