



7 Don Court, Witham, CM8 1TT

£275,000

- No Chain
- Viewing advised
- Ideal investment or first time buy
- Backing onto greensward

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Philip James Estates are pleased to offer for sale this three bedroom mid terraced home which needs some updating. The property consists of lounge, kitchen/diner, three bedrooms and family bathroom. The property is offered with no onward chain.



Council Tax Band: B



Entrance Hall

6'0" x 5'3"

Composite front door leading to hallway, electric storage heater, stairs to first floor, door to :-

Lounge

14'3" x 14'3"

Double glazed window to front aspect, electric heater, electric coal effect fire in fireplace, tiled floor, door to :-

Kitchen/Dining Room

17'2" x 8'6"

Two double glazed windows to rear aspect, range of base and eye level units, electric oven and hob. Plumbed for washing machine, wood effect flooring, tiled splash backs, double glazed door to rear garden.

Stairs and Landing

Stairs to first floor, airing cupboard, loft hatch, doors to :-

Bedroom One

14'4" x 10'11"

Double glazed window to front aspect, electric heater

Bedroom Two

10'11" x 8'9"

Double glazed window to rear aspect, electric heater.

Bedroom Three

8'7" x 8'3"

Double glazed window to front aspect.

Bathroom

8'4" x 7'11"

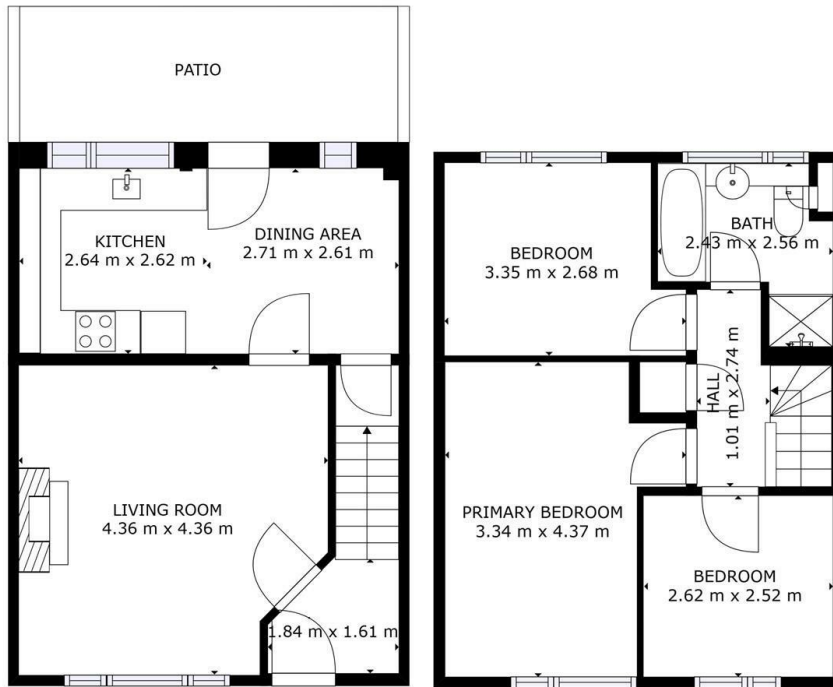
Double glazed window to rear aspect, low level WC and wash hand basin built into vanity unit, panel bath with mixer tap set, enclosed fully tiled shower unit. heated towel radiator, part tiled walls and floor to compliment

Rear Garden

Enclosed rear garden commencing with patio area, remaining laid to shingle and artificial lawn. Shed to remain, gate leading to greensward

Front Garden

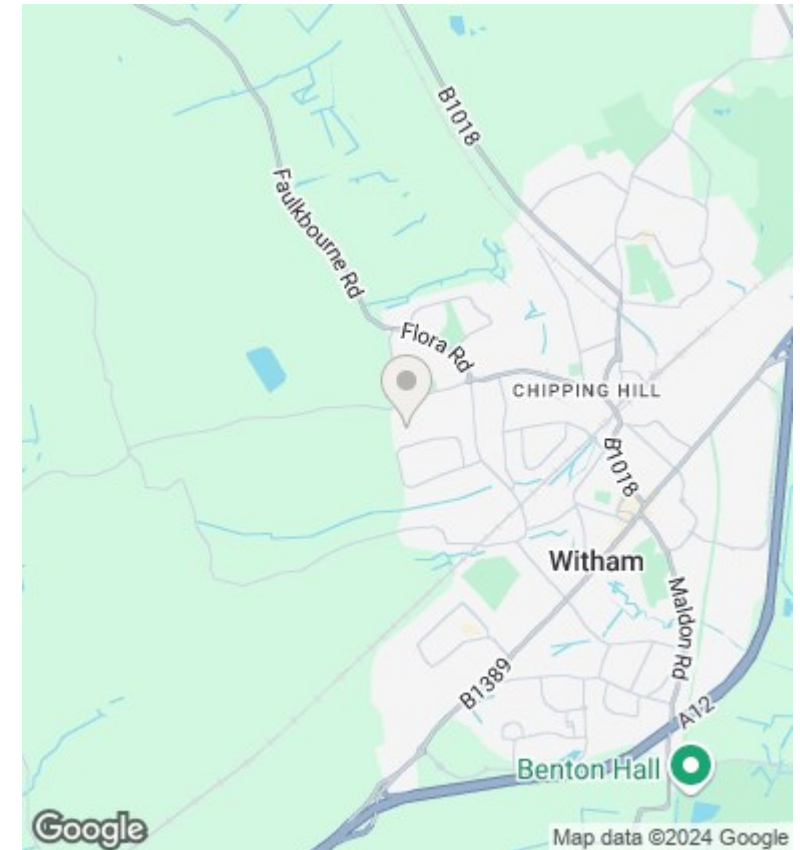
Laid to shingle leading to residents parking.



TOTAL: 76 m²
 FLOOR 1: 38 m², FLOOR 2: 38 m²
 EXCLUDED AREAS: PATIO: 10 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHILIP JAMES ESTATES



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

B

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 