







Elder Close

£1,195 Per Month

MARTIN&CO







Elder Close

House - Semi-Detached

3 Bedrooms, 2 Bathroom

£1,195 Per Month

- Available Now in time for Christmas
- Three Bedroom Semi Detached House
- Driveway and Garage
- Well Presented Throughout
- Low Maintenance Rear Garden
- Sought After Location Witham St Hughes
- Council Tax Band - B
- EPC - C

Description
Available Now in time for Christmas.

Situated in the popular village of Witham St Hughes, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation arranged over three floors. The property briefly comprises an entrance hallway, fitted kitchen with space for washing machine, dishwasher and space for freestanding fridge freezer, spacious lounge with understairs cupboard, air conditioning and downstairs WC to the ground floor. To the first floor are two bedrooms, comprising a generous double bedroom, single bedroom and a storage cupboard on the landing. The second floor benefits from a spacious master bedroom with air conditioning and its own en-suite shower room.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal outdoor space for relaxing and entertaining. Further benefits include a private driveway and garage, offering convenient off-road parking and additional storage.

Council Tax Band - B
EPC - C

Mobile (based on calls indoors)

O2

EE

Three

Vodafone
Broadband (estimated speeds)
Standard 8 mbps
Superfast 80 mbps
Ultrafast 1800 mbps





Kitchen
9'8" x 6'0"
Front facing with tiled flooring, space for washing machine and dishwasher, gas hob, electric oven, space for freestanding fridge freezer, sink, radiator and boiler.

Lounge
14'7" x 12'9"
Rear facing with wood flooring, understairs cupboard, wall mounted air conditioning unit and access to rear garden.

Bedroom1
11'3" x 12'11"
Second floor master bedroom with carpet flooring, radiator, air conditioning units and storage cupboards.

En-Suite
5'4" x 7'0"
Tiled flooring with shower cubicle, toilet, sink and extractor fan.

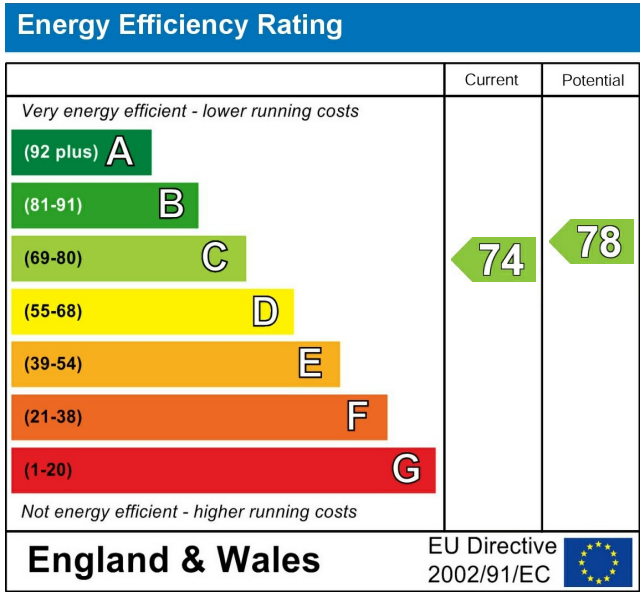
Bedroom2
8'1" x 9'7"
Front facing with carpet flooring, radiator and storage cupboard.

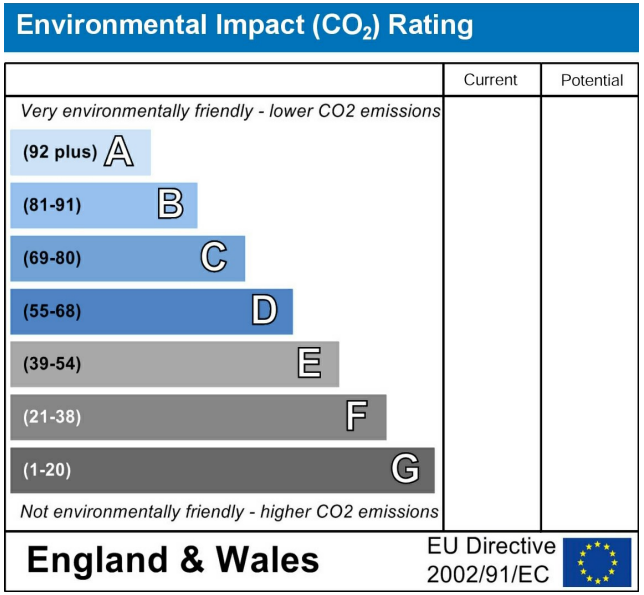
Bedroom3
9'5" x 7'1"
Single bedroom with lino flooring, blind and radiator.

Bathroom
6'4" x 6'2"
Lino flooring with sink, toilet, bath with fitted shower, tiled walls and extractor fan.

Garden & Garage
Low maintenance rear garden with decking area, side gate access to driveway and garage which has electricity supply and lighting.

Agent Note
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Tenants must satisfy themselves in this respect.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman