



HARRIS  
WOOD

## 1 bed flat to buy in CM8

Mortimer Way, Witham, Essex, CM8 1UJ

**£125,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Car Port parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Semi Detached House
- ✓ One Bedroom
- ✓ Work Required
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Nestled in Mortimer Way, Witham, this one-bedroom semi-detached coach house presents an outstanding opportunity for those looking to step onto the property ladder or expand their investment portfolio. Offered for sale with no onward chain, this property is ready for its next chapter, awaiting a discerning buyer to unlock its full potential. Upon entering, you are greeted by a well-proportioned reception room, providing a versatile space for living and dining. While the property does require some work, this offers a fantastic chance to personalise and modernise the interiors to your exact tastes and specifications, creating a truly bespoke home.

The property boasts a thoughtfully designed layout, featuring a comfortable double bedroom. Uniquely, this home benefits from both an en suite facility and a separate main bathroom, a rare and highly convenient feature for a one-bedroom property. Externally, the property includes valuable carport parking, ensuring secure and convenient off-road parking, a significant advantage in any residential area. Mortimer Way is a well-regarded address in Witham, offering a blend of peaceful residential living with excellent access to local amenities. This property truly represents a blank canvas, perfect for a first-time buyer eager to create their dream home from the ground up, or for an investor seeking a project with strong rental potential in a popular location. The absence of an onward chain simplifies the buying process, allowing for a smoother and potentially quicker transaction.

We highly recommend an early viewing to fully appreciate the scope and potential this delightful one-bedroom semi-detached coach house has to offer. Do not miss this exceptional opportunity to acquire a property with such promising prospects in a sought-after Witham location.

Entrance Hallway

Entrance door, stairs rising to the first floor landing

Landing

Double glazed window, doors leading off

Lounge 10'8" x 12'2"

Double glazed window, radiator, opening to:

Dining Room 8'3" x 9'2"

Double glazed window, radiator, opening to:

Kitchen 9'1" x 9'2"

Double glazed window, wall and base level units, sink and drainer with mixer tap over, oven and hob, extractor fan, worktops, space for appliances

Bedroom 17'8" x 9'11"

Double glazed windows, radiator, door to:

En Suite 4'9" x 6'6"

Low level WC, wash hand basin, shower cubicle, radiator

Bathroom 6'8" x 8'8"

Double glazed window, low level WC, wash hand basin, bath with shower over, radiator

Rear Garden

Fully enclosed and private, laid to patio and lawn

Carport 18' x 9'6"

Off road parking

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 134

Annual Ground Rent Amount: £180.00

Annual Service Charge Amount: £1,050.00

Price: Starting Bid £125,000

Property Type: Flat

Parking: Car Port

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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