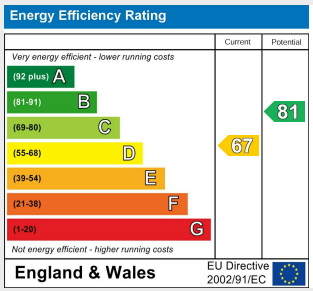
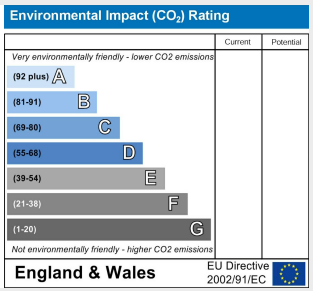
Paul Mason Associates

Holly Walk, Witham, Essex, CM8 2PN

Guide Price £300,000 - £325,000

- Three-bedroom end of terrace property situated in Witham
- Spacious entrance hallway with a convenient downstairs WC
- Well-proportioned kitchen with cupboards on both sides
- Kitchen includes a range of integrated appliances
- Spacious lounge/diner with windows to both the front and rear
- Three good-sized bedrooms upstairs, comprising two doubles and one single
- Three-piece family bathroom on the first floor
- Non-overlooked, large rear garden
- Communal parking
- EPC - D





*** GUIDE PRICE - £300,000- £325,000 *** .....Situated in a popular residential area of Witham, this well-presented three-bedroom end of terrace property offers spacious accommodation throughout, a generous rear garden, and the added benefit of side access.

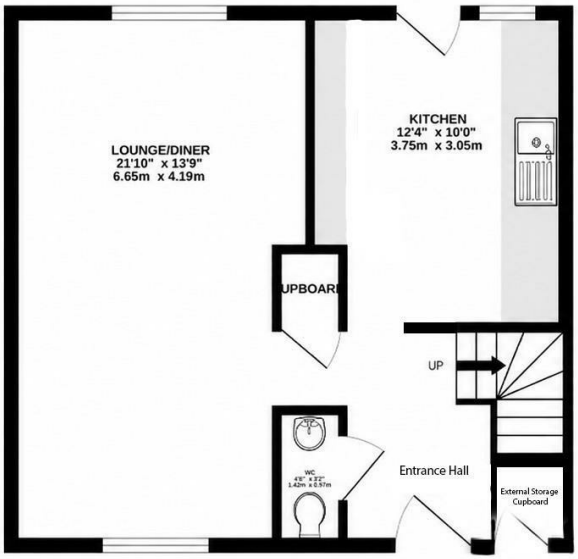
The ground floor begins with a spacious entrance hallway, complete with a convenient downstairs WC which houses the boiler which is still under warranty. The kitchen has newly been installed and features cupboards on both sides, providing excellent storage, along with a range of integrated appliances that are still under warranty. The lounge/diner is a bright and generous living space, enjoying windows to both the front and rear, with views out towards the garden.

Upstairs, the property offers three good-sized bedrooms, comprising two doubles and a single, making it well suited to families, first-time buyers, or those needing home office space. A three-piece family bathroom completes the first-floor accommodation.

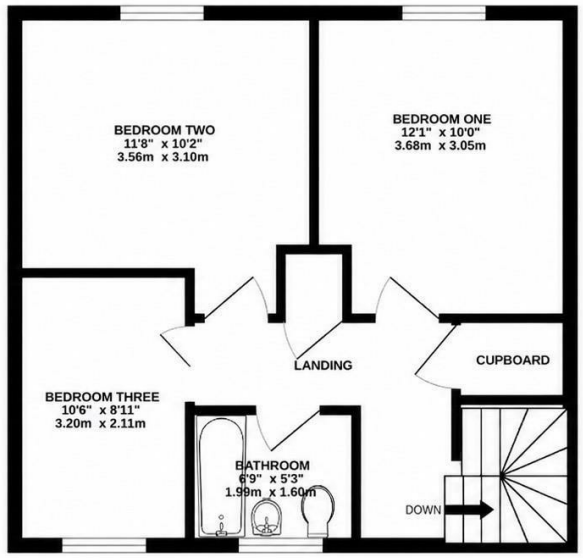
Externally, the rear garden is a particular highlight. Thanks to the property's end of terrace position, the garden is larger than average and enjoys a good degree of privacy, not being overlooked. Side access leads through to the front of the property, where there is a lawned frontage and communal parking available.

Overall, this is a spacious and practical home in Witham, offering excellent internal space, a generous private garden, and convenient parking nearby..

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



Distances
Witham Train Station - 0.7 miles
New Rickstones Academy - 0.6 miles
Witham High Street - 1.6 miles
Lift Maltings Academy - 1.8 miles
A12 - 2.8 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room
6.35m x 3.57m (20'9" x 11'8")

Kitchen
3.75m x 3.06m (12'3" x 10'0")

Cloakroom
1.90m x 0.79 (6'2" x 2'7")

FIRST FLOOR

Landing

Bedroom One
3.68m x 3.06m (12'0" x 10'0")

Bedroom Two
3.56m x 3.10m (11'8" x 10'2")

Bedroom Three
3.20m x 2.11m (10'5" x 6'11")

Family Bathroom
1.99m x 1.60m (6'6" x 5'2")

EXTERIOR

Rear Garden

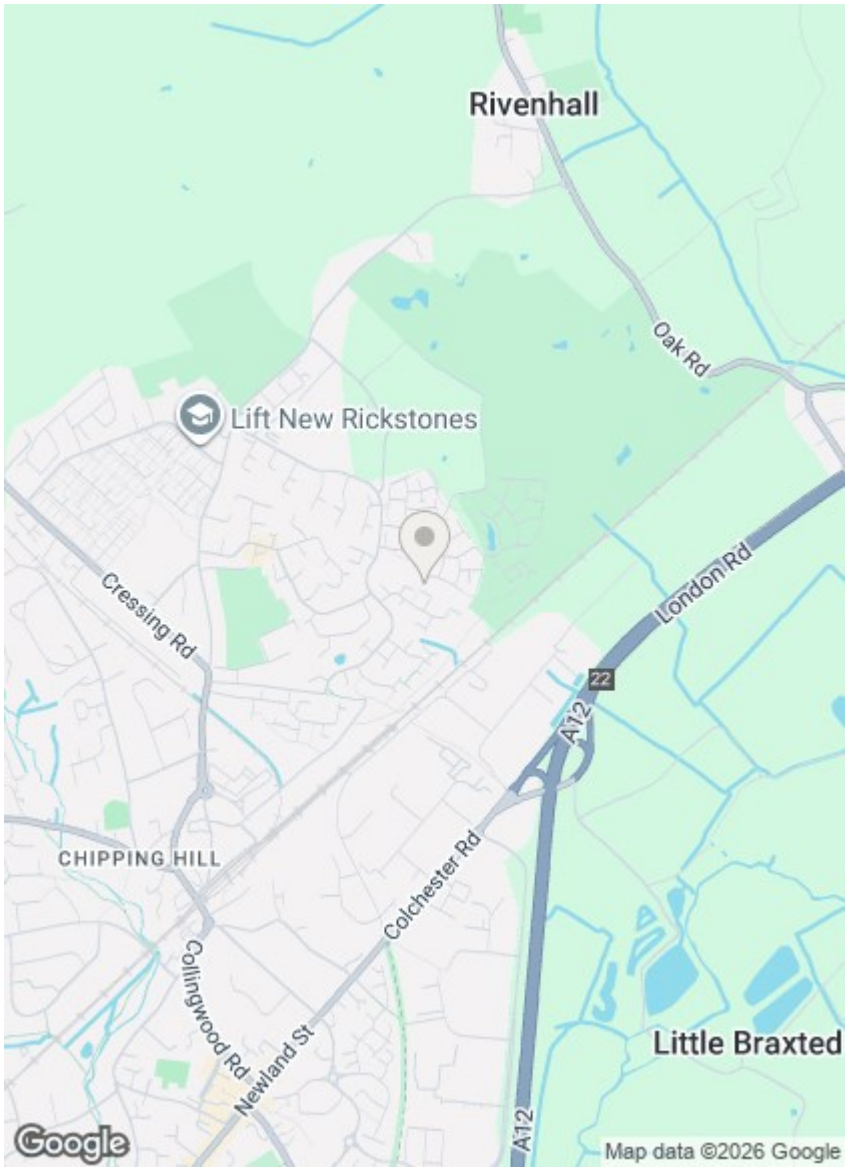
Communal Parking

Frontage

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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