

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
		Very environmentally friendly - lower CO <sub>2</sub> emissions	
	81		
	67		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

\*\*\* 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.

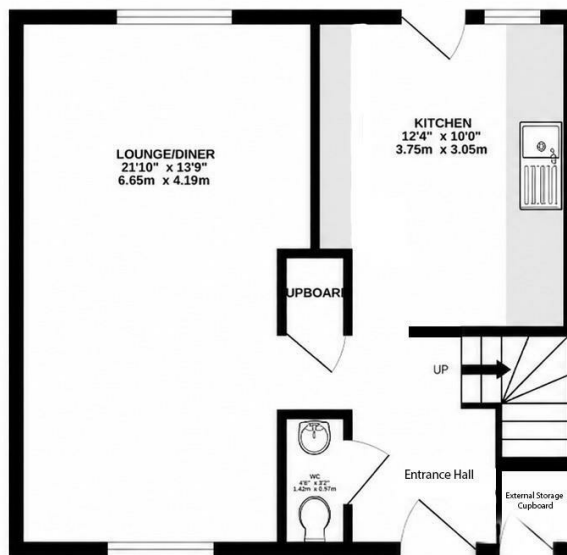
The ground floor begins with a spacious entrance hallway, complete with a convenient downstairs WC which houses the boiler which is still under warranty. The kitchen has newly been installed and features cupboards on both sides, providing excellent storage, along with a range of integrated appliances 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.

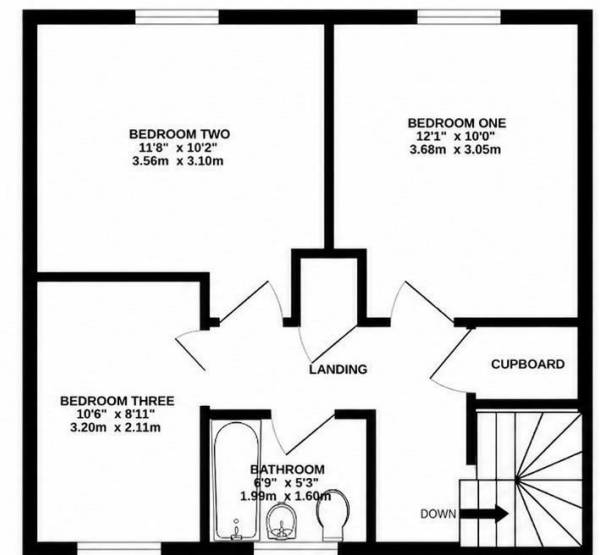
Externally, the rear garden is a particular highlight. Thanks to the property's end of terrace position, the garden is larger than average and enjoys a good degree of privacy, not being overlooked. Side access leads through to the front of the property, where there is a lawned frontage and communal parking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

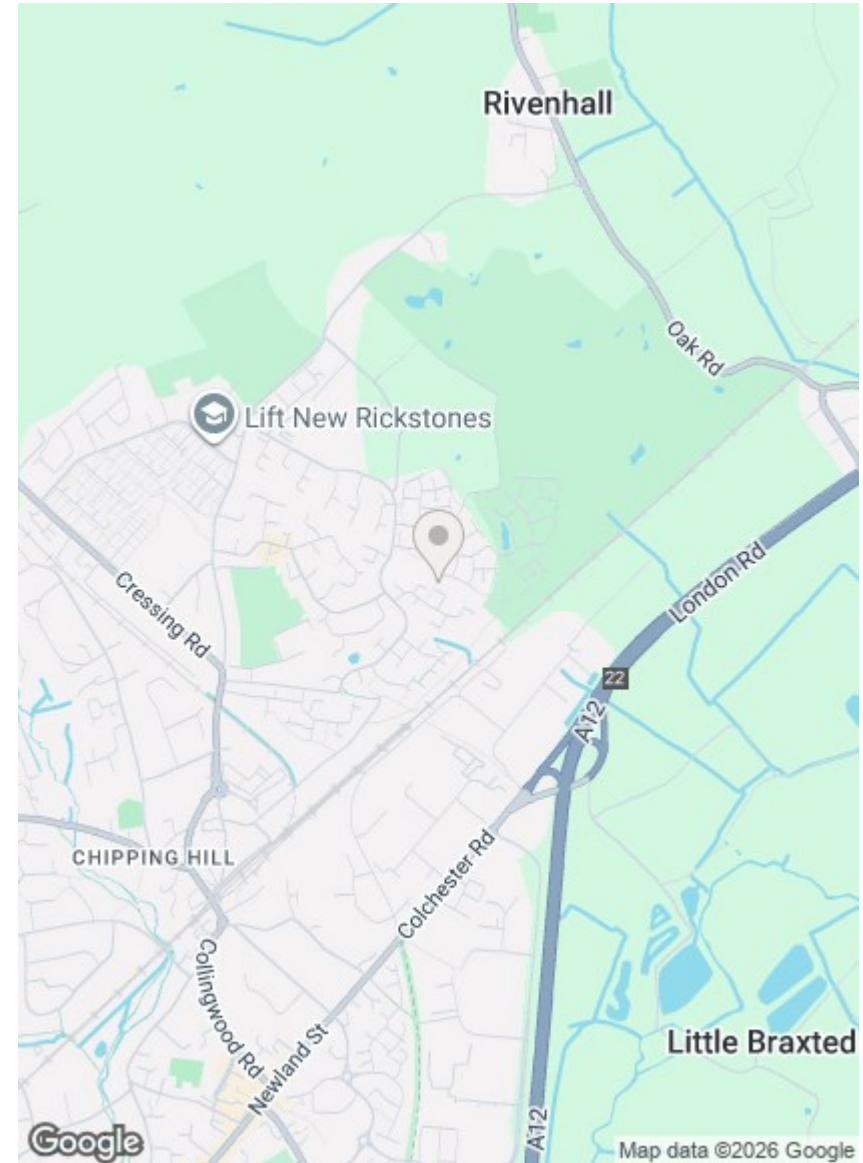
Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority - Braintree

### 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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