



**12 Sauls Bridge Close, Witham, CM8 1XJ**

**Guide price £315,000**



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### Some More Information

From the entrance door you lead into the entrance hall where stairs rise to the first floor and a doorway gives access to the kitchen, which is fitted with a range of eye and base level cupboards and drawers beneath rolled edge work surfaces, there is space for Washing machine, freestanding cooker and fridge along with built in wine rack and wall mounted gas central heating boiler, a uPVC half glazed door leads out to the side patio and further doorway leads to the lounge. The lounge has French doors to the rear covered pergola and garden beyond and a further door gives access to the understairs storage cupboard.

To the first floor there are two bedrooms with bedroom one having wall to wall fitted wardrobe storage cupboards with mirror fronted doors and uPVC window to the rear. Bedroom two also has fitted wardrobe with mirror fronted doors, uPVC window to the front elevation and further airing cupboard located over the staircase.

### Externally

The property is located at the end of a cul-de-sac and benefits from a single garage with electric roller shutter door, & office space above complete with roof light to the rear elevation. A paved area to the front of the property provides further off street parking and gated access to the garden. To the side of the property is an extensive area of paving raised bed area with evergreen conifer trees.

To the rear of the property a covered pergola is located to the immediate rear of the property over the patio area with a sleeper step to the lawn. To the foot of the garden there is a brick wall and panel enclosed fences are located to either side.

### Location

Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools rated

Good and Outstanding in the latest Ofsted reports and a number of Primary schools. The property is also located just 0.6 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45 minutes.

### Entrance Hall

### Kitchen

13'1" x 8'11" (3.99m x 2.72m)

### Lounge

12'4" x 12'2" (3.76m x 3.71m)

### Bedroom One

10'1" plus wardrobe x 8'10" (3.07m plus wardrobe x 2.69m)

### Bedroom Two

10'2" x 10'1" plus wardrobe (3.10m x 3.07m plus wardrobe)

### Bathroom

8'2" x 6'0" (2.49m x 1.83m)

### Office over garage

10'0" x 8'0" (3.05m x 2.44m)

### Garage

17'3" x 8'0" (5.26m x 2.44m)

### Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - C

Mains Electric and Gas  
Mains Water and Drainage

Internet – Ultrafast available from Openreach network along with Gigaclear.



Mobile coverage is available from EE, Three, O2 & Vodafone networks (Details obtained from Ofcom March 2024).

Construction Type - We understand the main property to be of a traditional constructions type of Brick and Block beneath a tiled roof, The garage is constructed of a single skin brickwork with timber constructed loft office space above.

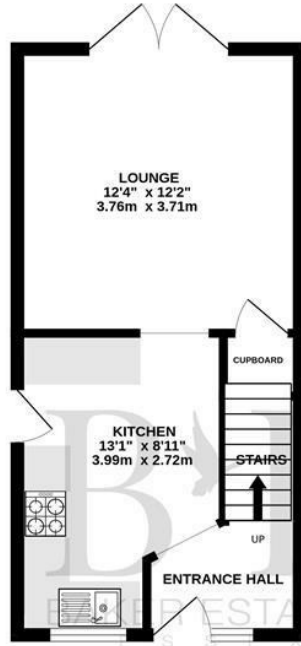
The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

Flood risk in the property location is considered a very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs the property is in a very low risk area for surface water flooding.  
(Details obtained from Gov.UK flood risk area March 2024).

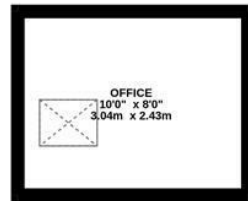
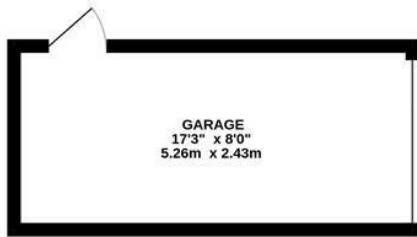
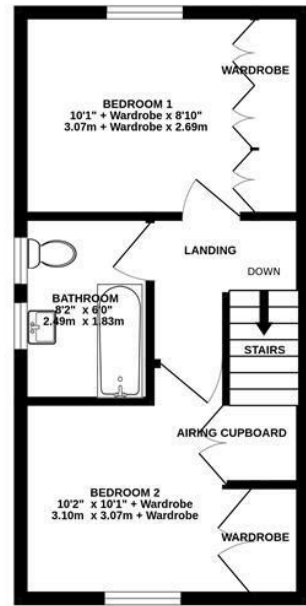
Planning in the area – We are not aware of any planning applications in the immediate locality. (Details obtained from Braintree District Council Planning Portal March 2024).



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

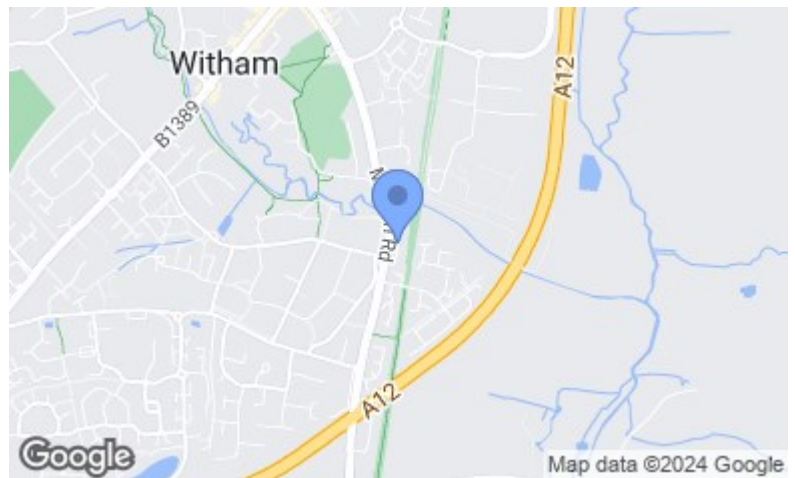


1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.