



**162 Constance Close, Witham, CM8 1XZ**  
**Guide price £315,000**



# 162 Constance Close, Witham, CM8 1XZ

## Guide price £315,000



### Some More Information

From the entrance door you enter the entrance hall where there is space for coat hanging and window to the side with further door leading in to the sitting room. The sitting room is a good size with window to the front elevation and stairs leading to the first floor. To the rear of the sitting room a further door leads in to the kitchen dining room which is fitted with a range of eye and based level cupboards and drawers and space for appliances beneath the rolled edge work surfaces. A uPVC window and single door lead from the kitchen in to the rear garden.

To the first floor there are two bedrooms with bedroom one having fitted wardrobes and airing cupboard storage along with a uPVC window to the rear, whilst bedroom two is located to the front of the property with uPVC window and borrowed light at high level to the bathroom. The bathroom which is located to the centre of the property is fitted with a panel enclosed bath with shower over, pedestal wash hand basin and low level W.C.

### Externally

To the front of the property there is an area of hard landscaping which provides a good area for an additional parking space in conjunction with the two tandem parking spaces the property benefits from, one of which is beneath a car port canopy. Gated access at the rear of the car port leads in to the rear garden which is mainly laid to lawn with an area of paving to the immediate rear of the property.

### 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 1.2 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45minutes.

### Entrance Hall

4'0" x 3'5" (1.22m x 1.04m)

### Lounge

14'6" x 12'2" (4.42m x 3.71m)

### Kitchen/Diner

12'2" x 9'3" (3.71m x 2.82m)

### Bedroom One

12'2" x 9'4" (3.71m x 2.84m)

### Bedroom Two

12'2" x 6'3" (3.71m x 1.91m)

### Bathroom

8'4" x 4'5" (2.54m x 1.35m)

### Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - TBC

Mains Electric and Gas  
Mains Water and Drainage

Internet – Ultrafast speeds of up to 1100mbps is available from Openreach, Lightspeed and Gigaclear. (Details obtained from Ofcom August 2024).

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

Construction Type - We understand the main property to be of a traditional constructions type of Brick and Block beneath a tiled roof,

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.

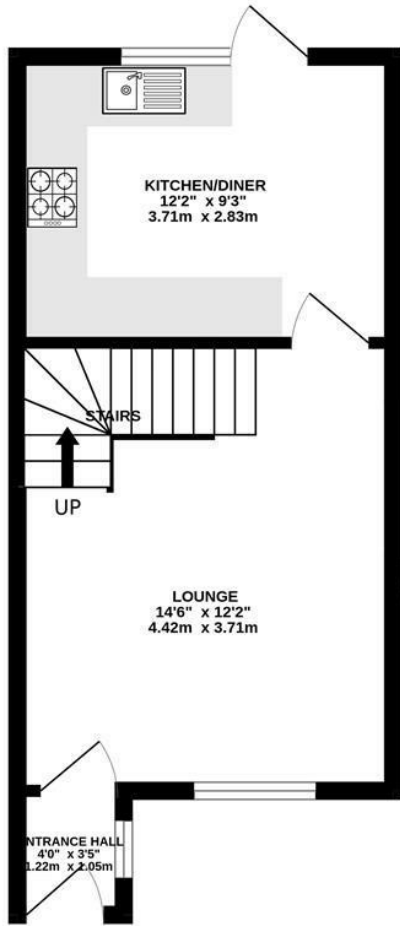
Flood risk in the property location is considered a very low risk from rivers and sea, along with unlikely flooding from Groundwater and Reservoirs the property is in a medium risk area for surface water flooding.

(Details obtained from Gov.UK flood risk area August 2024).

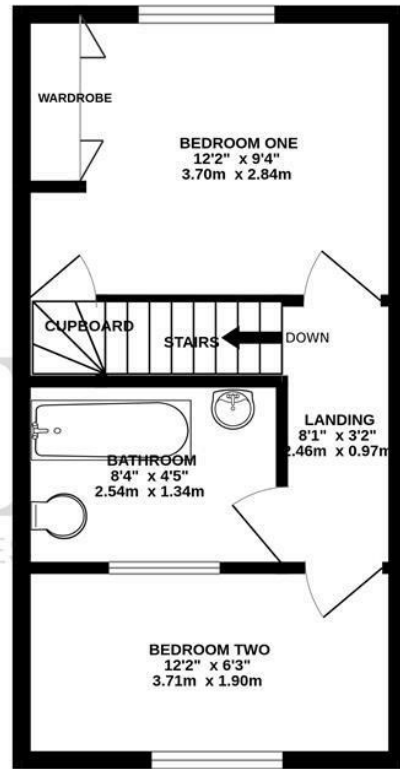
Planning in the area – We are not aware of any planning applications in the immediate locality. (Details obtained from Braintree District Council Planning Portal August 2024).



GROUND FLOOR



1ST FLOOR

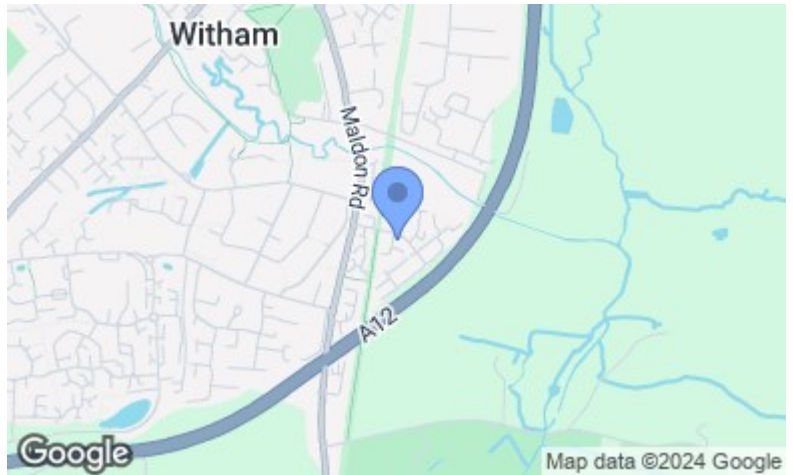


Baker Estate  
Essex

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.  
Made with Metropix ©2024

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

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