

Paul Mason Associates



Powers Hall End, Witham, CM8 1LS

Guide price £375,000

- Three Double Bedrooms
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Fitted Family Bathroom
- Claokroom
- Countryside views
- 100FT Rear Graden
- Re-Landscaped Rear Garden
- Sought after location
- EPC - TBC

This well presented three bedroom semi-detached house is conveniently located in the heart of Essex within the town of Witham which boasts an array of amenities. There is a high street and two shopping precincts, a variety of restaurants and public houses as well as five supermarkets. The town benefits from a train station with London Liverpool Street taking approximately 45 minutes from station to station. The River Brian runs through the town providing pleasant riverside walks though wildlife areas home to various birds, insects and flowers. Annually Witham holds different events including Witham Open Gardens, a Medieval Fayre, Carnival, Witham International Puppet Festival, Firework Display and Carol Service. There are two secondary schools in Witham, as well as numerous primary schools, two of which have been rated outstanding by OFSTED in 2008.

The accommodation includes a landing, three double bedrooms and a fitted family bathroom to the first floor. On the ground floor there is a entrance hall, lounge/dining room, kitchen/breakfast room and a cloakroom. Externally the property is set back from the road with a well maintained 100ft rear garden that has been completely re-landscaped. To the front there is pathway leading to the entrance door the remainder is laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door to front. Coved ceiling. Stairs to first floor with oak handrail banister. Wood effect flooring. Radiator. Oak doors to :-

Lounge

5.4m x 3.5m (17'8" x 11'5")
Double glazed window to front and rear. Coved ceiling. Multi-fuel burner. Radiator.

Cloakroom

Obscure double glazed window to side. Two piece suite comprising wash hand basin and low level WC. Coved ceiling. Wood effect flooring. Radiator.

Kitchen/Breakfast Room

4.0m x 3.4m (13'1" x 11'1")
Double glazed window to side.
Double glazed French doors leading to rear garden. Cream units fitted to eye and base level with wood effect work surfaces and inset sink and drainer. Induction hob. Electric oven. Space for washing machine, dryer

and fridge-freezer. Breakfast bar. Coved ceiling. Tiled flooring. Radiator.

FIRST FLOOR

Landing

Double glazed window to front with countryside views. Coved ceiling. Stairs to ground floor with oak handrail banister. Doors to :-

Bedroom One

4.1m x 3.5m (13'5" x 11'5")
Double glazed window to rear. Coved ceiling. Built in storage cupboard. Radiator.

Bedroom Two

3.7m x 3.3m (12'1" x 10'9")
Double glazed window to rear. Coved ceiling. Built in storage cupboard. Radiator.

Bedroom Three

2.8m x 2.4m (9'2" x 7'10")
Double glazed window to front with countryside views. Coved ceiling. Built in storage cupboard. Radiator.

Family Bathroom

Obscure double glazed window to side. Three piece suite comprising panelled bath with shower

attachments and shower screen, pedestal wash hand basin and low level WC. Coved ceiling. Fully tiled walls and flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

Approximately 100ft rear garden. Commencing a paved patio seating/entertainment area with brick wall separating the remainder of the garden which is mostly laid to lawn. Hedged borders. Timber shed. Brick shed. Decorative flowers, trees and shrubbery. Access to frontage via side gate.

Frontage

Mainly laid to lawn and fenced to boundary. Paved pathway leading to entrance door. Access to rear garden via side gate.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Braintree - Tax

Band - B

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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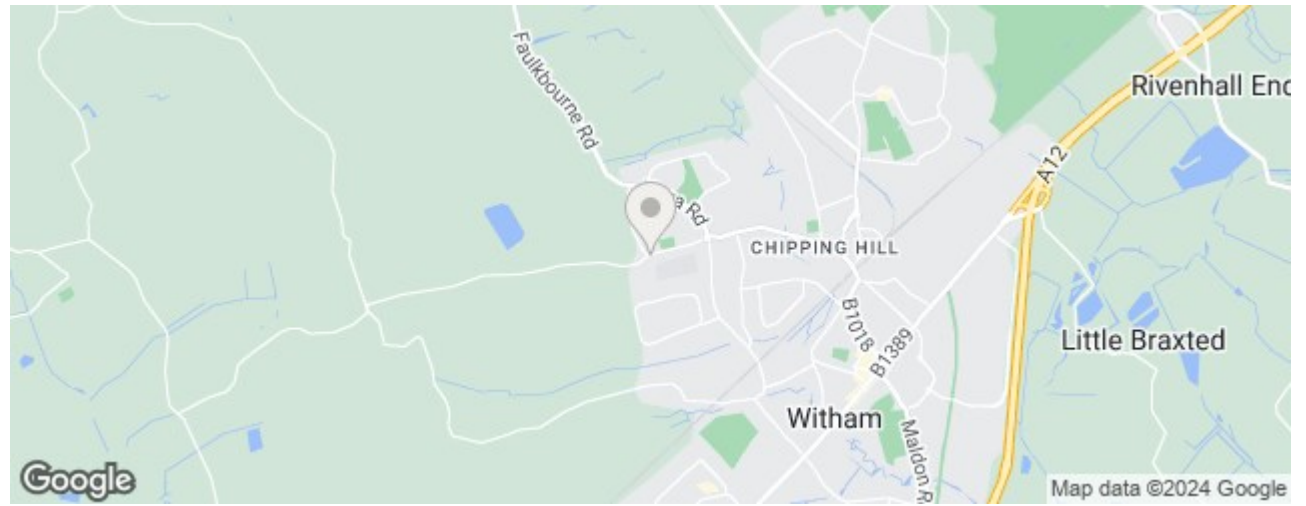
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