

Paul Mason Associates



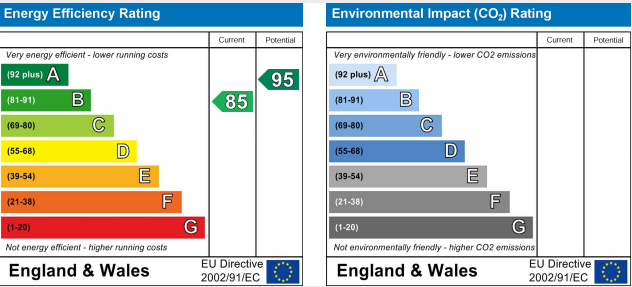
Aldhams Avenue, Witham, CM8 2ZL

£152,000

- Semi detached house
- Three bedrooms
- First floor family bathroom
- Ground floor cloakroom
- Lounge and dining area
- Fitted kitchen
- Driveway with parking for two cars
- Good sized rear garden
- Built 2021
- EPC - B

Please note that this is to buy 40% of the property and is subject to status. Eastlight Community Homes own the remaining 60% with rent to be paid on their share of the property. There is an option to buy the full 100% of the property.

Built in 2021 is this spacious three bedroom property, which is well presented throughout and with a private driveway providing parking for two cars. The accommodation comprises an open plan lounge and dining room with glazed double doors opening to the rear garden, plus a ground floor cloakroom. The kitchen is finished with white gloss units and a built-in oven hob extractor, as well as an integrated fridge/freezer. There are three good sized bedrooms to the first floor plus a family bathroom. The rear garden commences with a paved patio area overlooking the gardens which includes a lawn area and barked play area to the rear, plus a timber storage shed and a gate to the side leading to the driveway. This popular development is situated close to Rivenhall Golf Course offering two parks, duck pond and walkways leading to Witham Train Station (approx. 1.3 miles) and Witham High Street (1.8 miles). Witham town has a host of amenities including infant, junior and secondary schools, doctors, supermarkets plus High Street shops and restaurants.



Distances

Witham Train Station - 1.3 miles
Witham High Street - 1.8 miles
New Rickstones Academy - 0.8 miles
Supermarket - 1.4 miles
A12 - 2.3 miles
London Stansted Airport - 22 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen

3.18m x 2.63m (10'5" x 8'7")

Open Plan Lounge and Dining Room

5.02m x 4.48m (16'5" x 14'8")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

4.58m x 2.78 (15'0" x 9'1")

Bedroom Two

4.58m max x 2.78m (15'0" max x 9'1")

Bedroom Three

3.05m x 2.39m (10'0" x 7'10")

Family Bathroom

EXTERIOR

Front Garden

Rear Garden

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.

PLEASE NOTE: The Vendor of

this property is an employee of Paul Mason Associates and therefore an Estate Agent within the meaning of the Estate Agents Act. A declaration to that effect is hereby made in accordance with Section 21 of that Act.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Paul Mason Associates

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





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