

Paul Mason Associates



Holly Walk, Witham, Essex, CM8 2PN

Offers in excess of £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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81	(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.

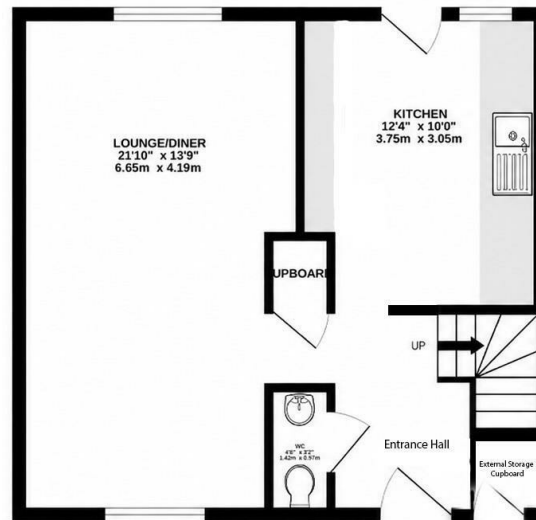
The ground floor begins with a spacious entrance hallway, complete with a convenient downstairs WC which houses the boiler which is still under warranty. The kitchen has newly been installed and features cupboards on both sides, providing excellent storage, along with a range of integrated appliances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

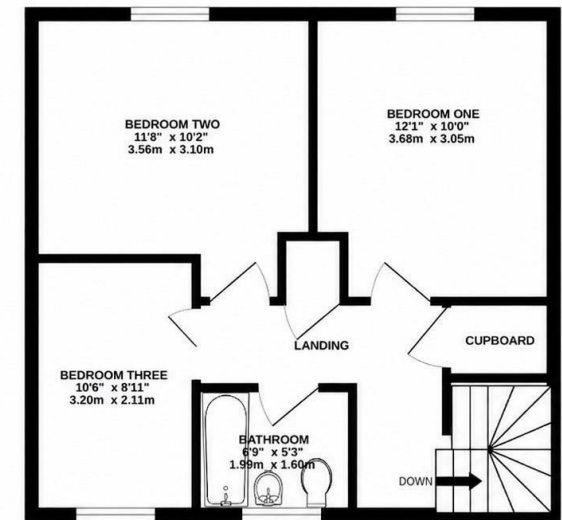
Externally, the rear garden is a particular highlight. Thanks to the property's end of terrace position, the garden is larger than average and enjoys a good degree of privacy, not being overlooked. Side access leads through to the front of the property, where there is a lawned frontage and communal parking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

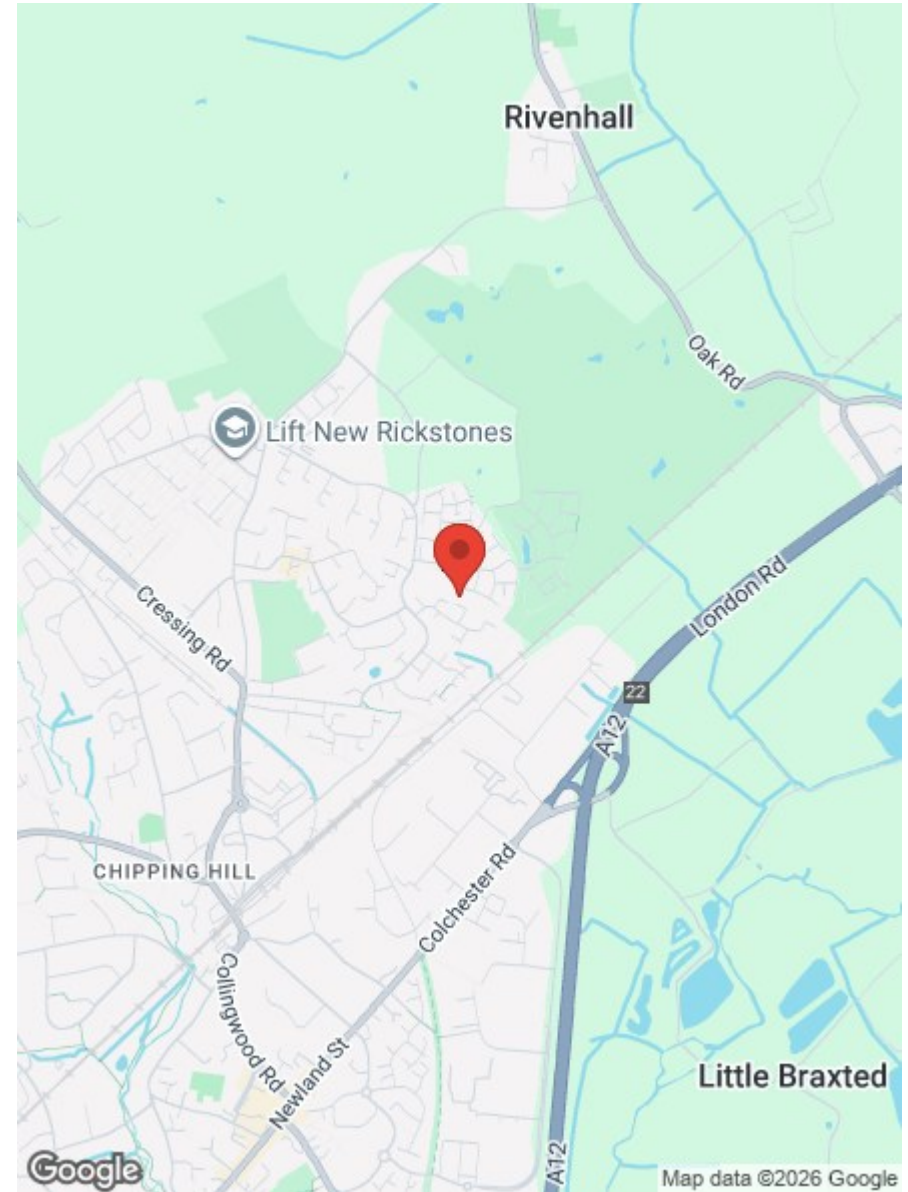
Local Authority - Braintree

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.





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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

