

Paul Mason Associates



Sneezum Walk, Witham, CM8 1US
Guide Price £350,000 - £375,000

- Three-bedroom terraced townhouse in a desirable location in Witham
- Within close proximity to a local primary and secondary schools
- Spacious entrance hallway with useful storage cupboard
- Well-proportioned kitchen with integrated appliances and space for a fridge/freezer and washing machine
- Bright and spacious living/dining room with access to the south-facing garden
- Two generous first-floor bedrooms, both with space for wardrobes
- Three-piece family bathroom suite on the first floor and ground floor WC
- Large top-floor principal bedroom with dressing room/home office and en-suite
- South-facing rear garden with patio, plus garage and one parking space in front

■ EPC - C

Energy Efficiency Rating	
Current	Potential
76	89
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

****GUIDE PRICE £350,000 - £375,000****.....This well-presented three-bedroom terraced townhouse is ideally situated in a sought-after location in Witham, within close proximity to local amenities and highly regarded schools including Lift Maltings and Chipping Hill Primary School with has an Outstanding Ofsted rating.

The property welcomes you with a spacious entrance hallway, complete with a convenient ground floor WC and a practical storage cupboard ideal for shoes and coats. The hallway leads to a good-sized kitchen fitted with integrated appliances and space for a fridge/freezer and washing machine. To the rear of the home is a bright and spacious living/dining room, offering plenty of natural light and direct access to the south-facing garden, creating a wonderful space for both relaxing and entertaining.

The first floor features two generous bedrooms, both very similar in size and offering ample space for wardrobes and additional furniture. This level is also served by a modern three-piece family bathroom suite. Occupying the top floor, the impressive master bedroom provides a spacious and private retreat. It benefits from a dressing room, currently utilised as a home office, along with a three-piece en-suite shower room.

Externally, the property enjoys a south-facing rear garden with a patio area ideal for outdoor dining and entertaining. A rear gate provides access to the garage, with one allocated parking space in front.

This fantastic home combines space, practicality, and an excellent location, making it an ideal choice for families and professionals alike.



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 ©2023

Distances

Witham Train Station - 2.2 miles
Witham High Street - 1.6 miles
Lift Maltings - 1.7 miles
Chipping Hill Primary School - 0.2 miles
A12 - 0.7 miles

All mileages are approx.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Cloakroom
1.85m x 0.92m (6'0" x 3'0")

Kitchen
3.90m x 1.91m (12'9" x 6'3")

Lounge/Diner
5.12m x 3.01m (16'9" x 9'10")

FIRST FLOOR

Bedroom Two
4.11m x 2.87m (13'5" x 9'4")

Bedroom Three
4.06m x 3.17m (13'3" x 10'4")

Bathroom
1.92m x 1.92m (6'3" x 6'3")

SECOND FLOOR

Bedroom One
3.97m x 2.98m < 1.94m x 4.09m (13'0" x 9'9" < 6'4" x 13'5")

Dressing Room
3.16m x 1.96m (10'4" x 6'5")

En-Suite
2.06m x 1.33m (6'9" x 4'4")

EXTERIOR

Rear Garden

Garage and Allocated Parking Spot

Frontage

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

Viewings

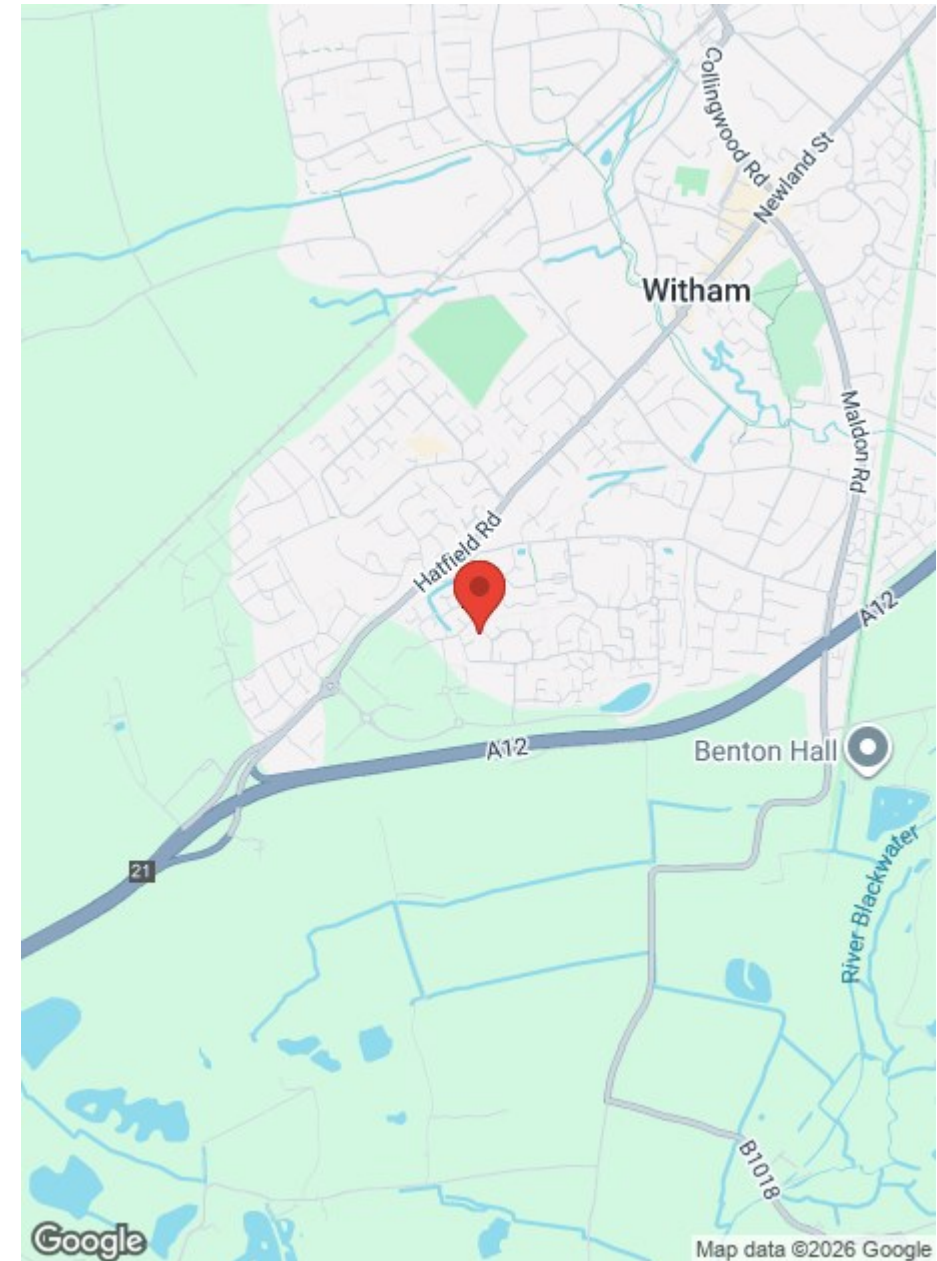
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Further Information

The vendor has made us aware that the property is freehold, however the garage is a leasehold and is charged £25 per annum. Service charge is approx £500 per annum.





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





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