

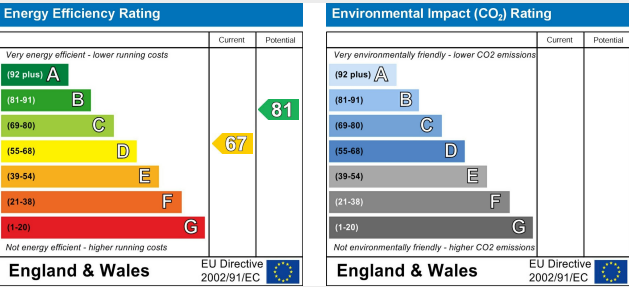
Paul Mason Associates



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



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

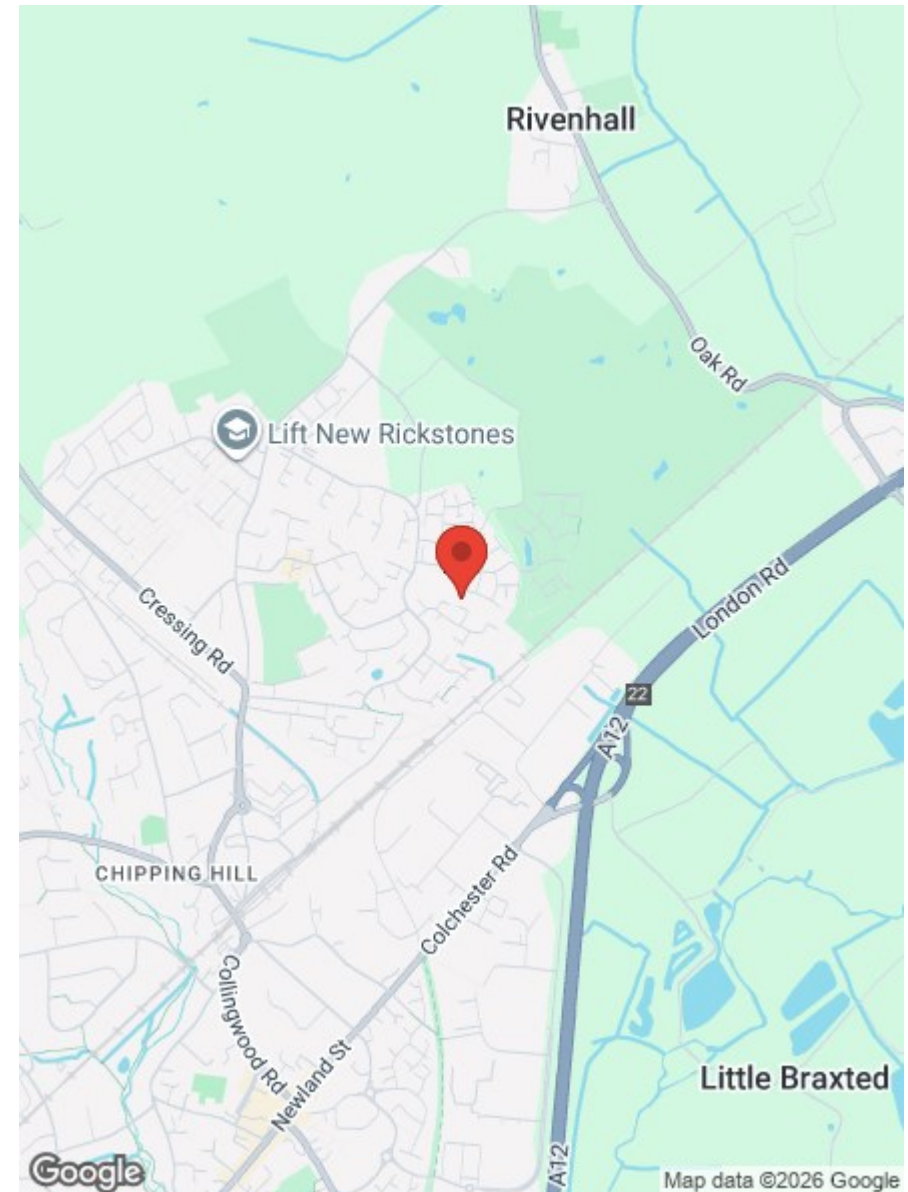
Local Authority - Braintree

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

