

Paul Mason Associates



Blunts Hall Road, Witham, CM8 1LY

Guide price £350,000

- Two brand new semi detached house's -  
With a ten year warranty
- Two double bedrooms
- Ensuite shower room, family bathroom and ground floor cloakroom
- 21'8" x 15'5" Open Plan Lounge, Kitchen and Dining Area
- Hardwood engineered oak flooring with underfloor heating to the ground floor
- Landscaped rear garden
- Modern air source heat pump for heating and hot water
- Sought after location
- Set back from the road with ample parking and car charging point
- EPC - TBC

A pair of brand new semi detached properties set back from the road and with a large rear garden backing onto playing fields. The properties are in the final build phase and will be completed to a high standard throughout, including a fully fitted kitchen, modern family bathroom, ensuite to the principal bedroom and ground floor cloakroom. There is an open plan living area with glazed french doors that open to the rear garden. The properties are approached via a block paved driveway leading to a gravel parking area at the front with car charging point. The landscaped rear garden commences with a paved patio area overlooking the lawned gardens. The properties are located within 1 mile from the mainline train station with trains into London Liverpool Street. Close by there are local schools and shops, as well as the High Street with popular bars and restaurants.

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Distances

Witham Train Station - 1 mile  
Witham High Street - 0.8 miles  
A12 Southbound - 1.4 miles  
Chelmsford City Centre - 9 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Cloakroom

#### Open Plan Lounge, Kitchen and Dining Area

6.62m x 4.72m (21'8" x 15'5" )

### FIRST FLOOR

#### Bedroom One

4.08m x 3.65m (13'4" x 11'11" )

#### Ensuite

#### Bedroom Two

#### Family Bathroom

### EXTERIOR

#### Front Garden

#### Rear Garden

### Property Services

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

Local Authority - Braintree

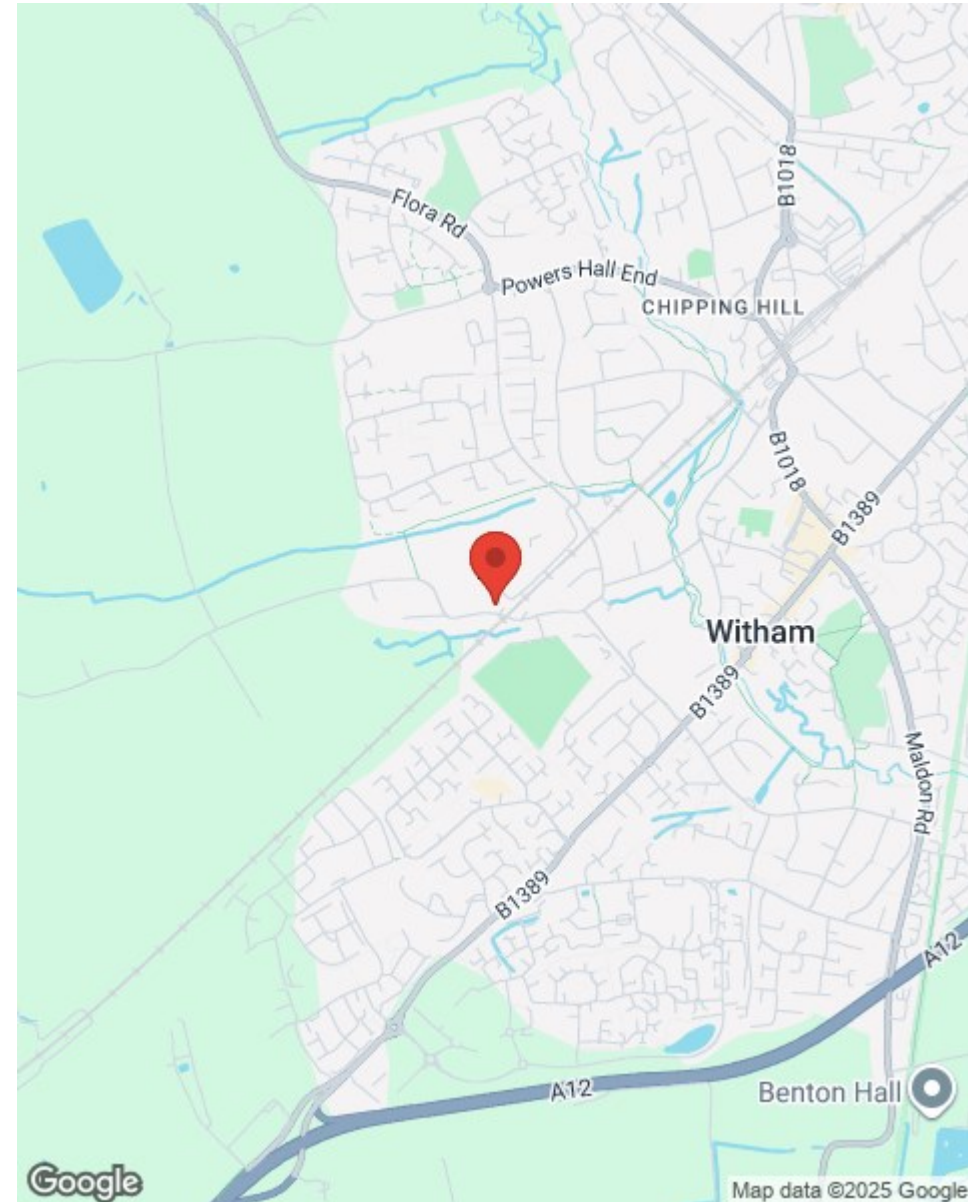
## Viewings

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.

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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