



**PANTILE CLOSE, WITHAM, CM8**  
£1,200 per month\*

**Carter Jonas**



# PANTILE CLOSE, WITHAM, CM8

A three bedroom semi-detached property located in a cul-de-sac.

Accommodation comprising - GF: Entrance hall, downstairs cloakroom, sitting room/dining room, kitchen, utility room and conservatory. FF: Three bedrooms, en suite shower room and separate family bathroom.

To the outside is off-road parking, a single garage and rear garden.

Pets considered. No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Central Heating. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

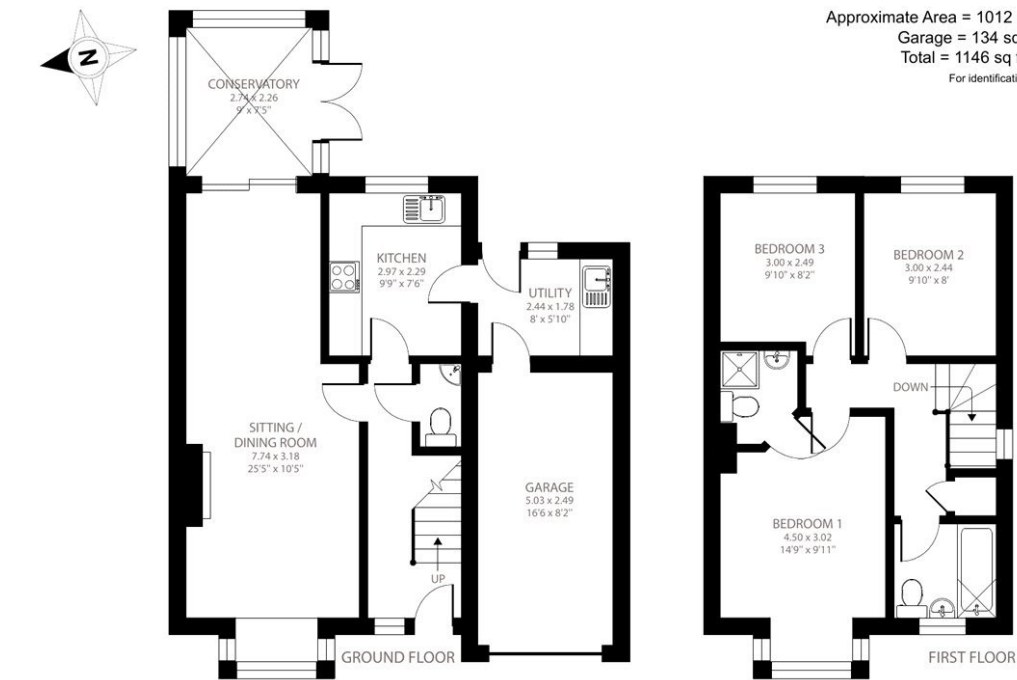
Available unfurnished from Late November 2024 for an initial 12 month term.

- Council Tax = D
- Deposit Required = £1,384.00
- Downstairs Cloakroom
- Lounge/Dining Room
- Kitchen
- Utility
- Conservatory
- Three Bedrooms
- En suite Shower Room
- Separate Bathroom
- Garden, Off Road Parking
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Pantile Close, Witham, CM8

Approximate Area = 1012 sq ft / 94 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1146 sq ft / 106.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Carter Jonas. REF: 899908



**Oxford Lettings 01865 511444**  
[oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)  
Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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