



**MALDON ROAD, WITHAM, CM8**  
£2,450 per month\*

**Carter Jonas**



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# SEGENHOE, MALDON ROAD, WITHAM, ESSEX, CM8 1HX

A four/five bedroom detached property built circa 1930 situated within easy access to Witham Town Centre.

- 4/5 Bedrooms
- 2/3 Reception Rooms
- 2 Bathrooms
- Open plan living
- Garden
- Off Road Parking
- Unfurnished

## THE PROPERTY

Accommodation comprises entrance hallway leading to open plan family/sitting room/kitchen area, reception room, dining room/bedroom 3. Door leads off the open plan reception room to garden room and further sitting room and kitchen/dining room which leads to a bedroom and bathroom. Three further bedrooms, dressing room and separate bathroom with shower.

Externally there is a rear garden, double garage and off road parking for several vehicles.

Available for a 12 month tenancy on an unfurnished basis from mid-December - early January 2025 start date

EPC - C. Council Tax Band E - Please see Braintree Council Tax for current costs

No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Pets considered.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk). Flood Zone 1 - Low Risk

At a rent of £2,450 per calendar month

Holding deposit of 1 weeks rent £565

Security deposit of 5 weeks rent £2826



**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band E





## Segenhoe, Maldon Road, Witham, CM8

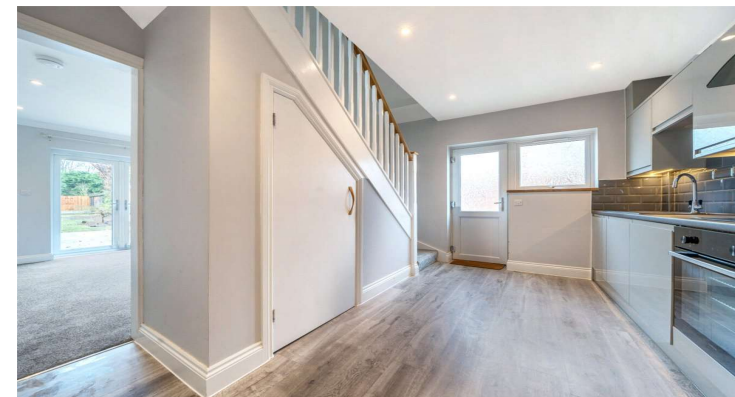
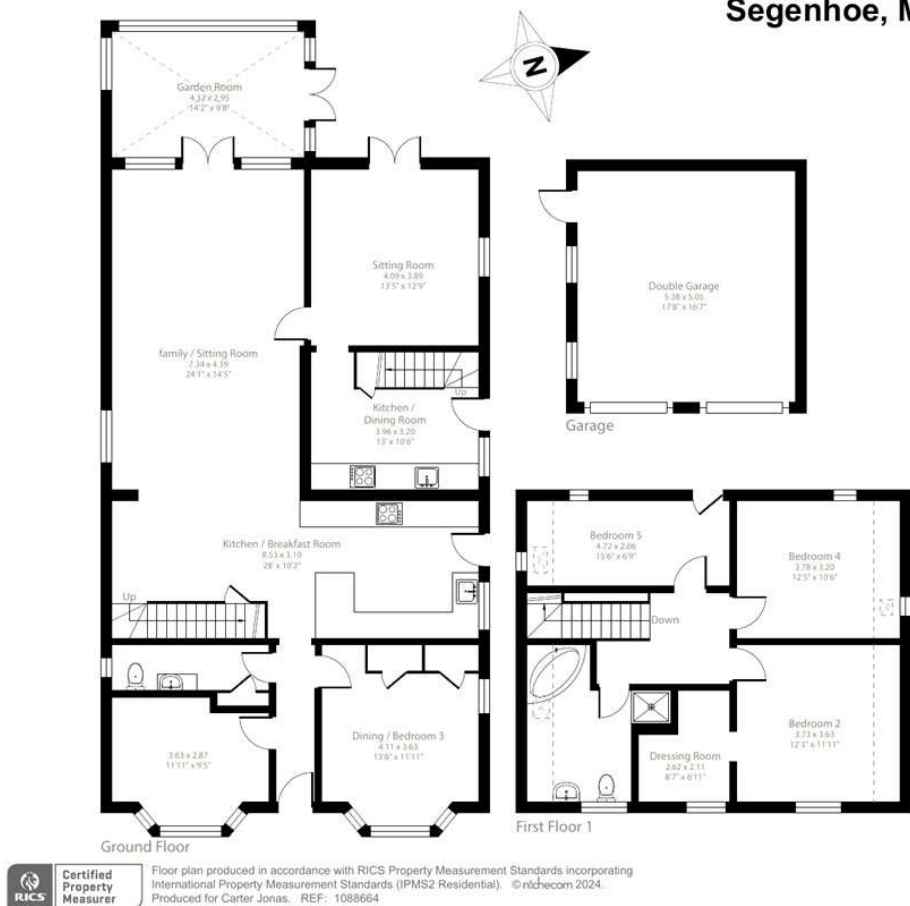
Approximate Area = 2383 sq ft / 221.3 sq m

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2836 sq ft / 263.3 sq m

For identification only - Not to scale



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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