



- Two bedroom house
- En terrace
- Garage & off road parking to the rear
- Spacious living room/diner
- Modern kitchen & bathroom
- Cloakroom
- Corner plot
- Attractive rear garden
- Modern boiler

32 Western Road, Silver End, Witham, Essex. CM8 3SF.

Occupying a fabulous corner plot within the frequently requested village of Silver End, is this well presented and deceptively spacious two bedroom end terrace house. Situated within short walking distance of both the Silver End Academy and a variety of local amenities, we feel the property would make an ideal purchase for both first-time buyers & buy to let investors alike. The internal accommodation comprises entrance hall which provides access to the first floor, cloakroom, spacious lounge/diner with plenty of room for a dining room table, contemporary kitchen, two well-appointed double bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a timber constructed garage & off-road parking to the rear of the house. New to the market, early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Glazed door to front, stairs to the first floor, door to;

Cloakroom

Low-level W/C, hand wash basin, radiator, tiled splashback, tiled floor

Lounge/Diner



20' 4" x 11' 7" (6.20m x 3.53m)
Window to front, radiator, fireplace with ornate surround, television & telephone point, door to large storage cupboard

Kitchen



15' 0" x 7' 4" (4.57m x 2.24m) Window to rear, door to rear, matching wall & base units with worktops, inset sink with drainer unit, tiled splashback, space for range cooker, extractor over, space for appliances, door to boiler cupboard

First Floor Landing

Window to side, loft access

Bedroom One



13' 4" x 9' 2" (4.06m x 2.79m) Window to front, radiator, built-in wardrobe

Property Details.

Bedroom Two



11' 2" x 8' 7" (3.40m x 2.62m) Window to rear, radiator

Bathroom



Opaque window to the rear, heated chrome towel rail, low-level W/C, hand wash basin, paneled bath with shower over, tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, patio area, enclosed by paneled fencing, brick built storage shed with power, outside tap & lighting

Garage & Parking

Single garage and off-road parking for two vehicles

Property Details.

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

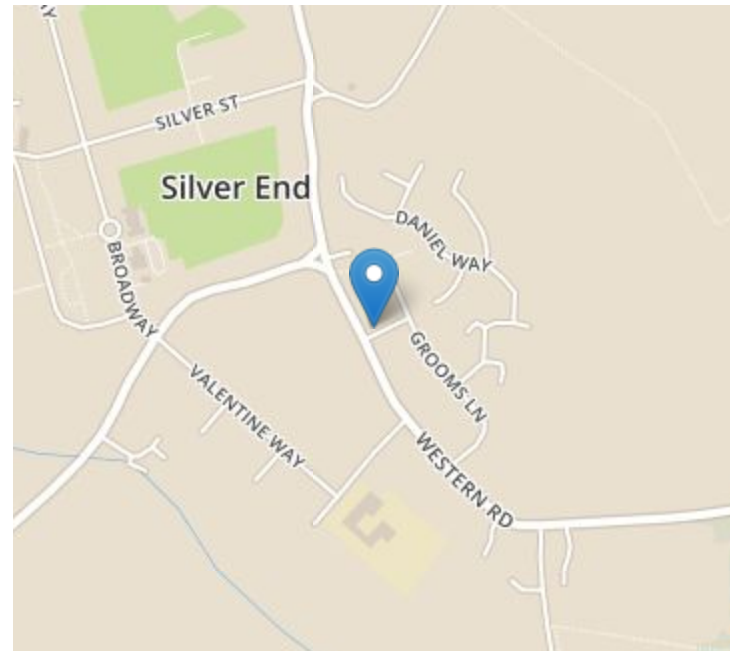
1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

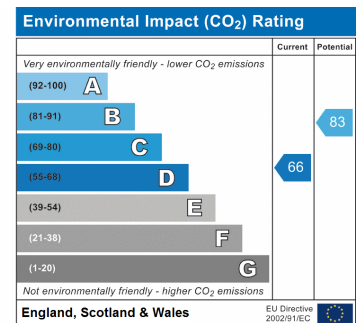
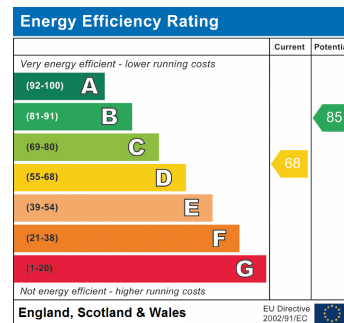
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.