



- Originally built as a 3 bed
- Re-fitted bathroom suite
- New Windows & Boiler
- Paved driveway
- Double aspect living room
- Outbuilding with power & lighting
- Two large double bedrooms
- Kitchen & breakfast room

65 Francis Way, Silver End, Witham, Essex. CM8 3QU.

** Guide Price £215,000 - £230,000 *** Originally built as a 3 bedroom Property
*Situated within easy reach of both the Braintree and Witham town centre, is this well presented and much improved 2/3 bedroom terraced house in the popular village of Silver End. Originally built as a three bedroom house, the current owners have reconfigured the upstairs to offer two large double bedrooms, by moving the bathroom and re-positioning a party wall. The internal accommodation comprises a light and airy double aspect living room, kitchen & breakfast room with inner lobby, two large double bedrooms and a contemporary family bathroom.



Property Details.

Entrance Hall

Entry door to front, textured ceiling, stairs to first floor, access to both reception rooms;

Lounge



16' 3" x 10' 4" (4.95m x 3.15m) Smooth ceiling, wood flooring, double glazed window to front, double glazed French doors to rear, radiator, television & telephone point

Kitchen & Breakfast Room



16' 3" x 8' 5" (4.95m x 2.57m) Textured ceiling, radiator, double glazed window to front & rear, matching wall & base units, worktops, electric hob with extractor over, oven, sink with inset drainer, vinyl flooring, space for fridge / Freezer & appliances, tiled splashback, plumbed in water softener

Inner Lobby

Textured ceiling, vinyl flooring, under stairs storage, double glazed door to rear

First Floor Landing

Bedroom One



12' 3" x 10' 8" (3.73m x 3.25m) Textured ceiling, wood effect laminate flooring, radiator, double glazed window to front & rear

Bedroom Two



12' 8" x 10' 4" (3.86m x 3.15m) Textured ceiling, carpet, radiator, double glazed window to front

Property Details.

Bathroom



Smooth ceiling, tiled floor, opaque double glazed window to rear, low level W/C, hand wash basin with vanity unit underneath, panelled bath with glass screen & rainwater shower over, underfloor heating

Rear Garden



Mainly laid to lawn with path running down the middle, patio area, side access via gate, outside tap & light, enclosed by panelled fencing, access to outbuilding;

Outbuilding



Double glazed French doors to front, fitted units, power & lighting

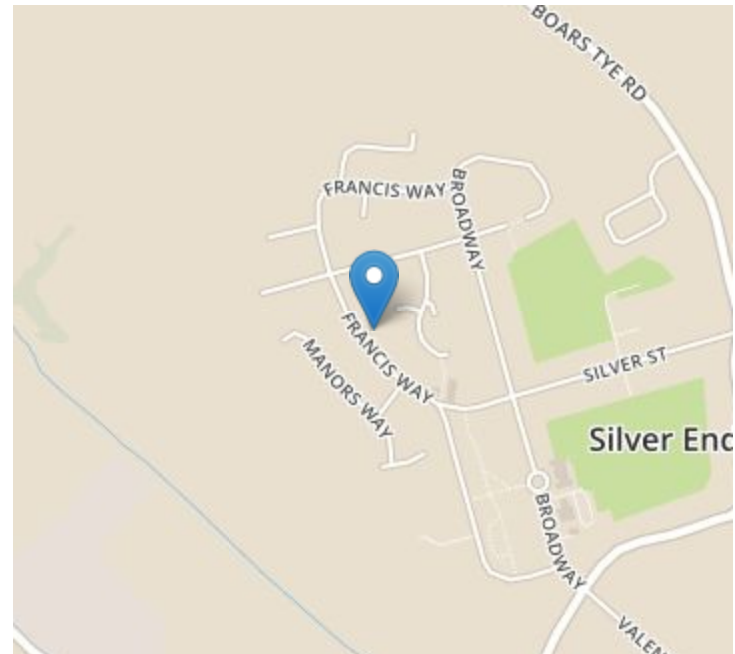
Frontage & Driveway

Block paved driveway which provides off road parking for multiple vehicles, enclosed by wooden fencing

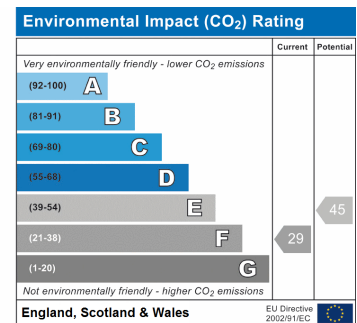
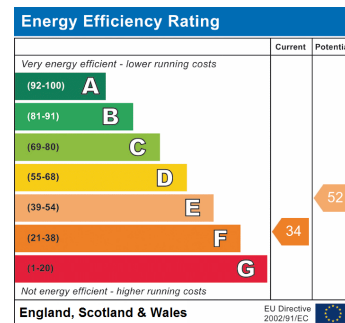
Property Details.

Floorplans

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.