



- Two Bedroom terraced house
- Silver End
- Garage & Parking
- No onward chain
- Kitchen / diner
- Gas central heating
- UPVC windows
- Easy access to A12

**98 Francis Way, Silver End, Witham,
Essex. CM8 3QS.**

** Guide Price £225,000 - £235,000 **

Forming part of the frequently requested village of Silver End, which is conveniently positioned between Braintree and Witham, is this well presented and deceptively spacious two bedroom terraced house. New to the market and offered for sale with no onward chain, we feel the property would be ideal for first time buyers and buy to let investors alike. The internal accommodation consists of a well appointed living room with feature gas fire and ornate surround, spacious kitchen / diner, two large double bedrooms, and a refitted family bathroom. Outside the property is further enhanced by having a low maintenance rear garden, single garage with an electric roller door and off road parking for one vehicle. An early internal viewing is strongly advised, to avoid much disappointment.....



Property Details.

Entrance Porch

Double glazed entry door to front;

Hallway

Door to front, radiator, stairs to first floor

Lounge



12' 3" x 14' 3" (3.73m x 4.34m)

Smooth ceiling, wood effect laminate flooring, radiator, double glazed window to front, television point, gas fire with ornate surround, under stairs storage cupboard,

Kitchen / diner



15' 8" x 8' 4" (4.78m x 2.54m)

Smooth ceiling, tiled floor, radiator, double glazed window to rear, wall mounted boiler unit, matching wall & base units, worktops, sink with inset drainer unit, part tiled walls, cooker point, space for fridge / freezer, plumbing for washing machine

Landing

Smooth ceiling, carpet, access to bedrooms;

Bedroom One



15' 6" x 9' 8" (4.72m x 2.95m)

Smooth ceiling, carpet, radiator, double glazed window to front

Property Details.

Bedroom Two



13' 11" x 8' 8" (4.24m x 2.64m)
Smooth ceiling, carpet, radiator,
double glazed window to rear, loft
access

Bathroom



Smooth ceiling, radiator, double
glazed opaque window to rear, low
level W/C, hand wash basin, P
shaped with shower unit over, part
tiled walls, vinyl floor

Rear Garden



Laid to shingle, raised decking area,
rear access via wooden gate,
enclosed by panelled fencing,
outside tap, door to garage;

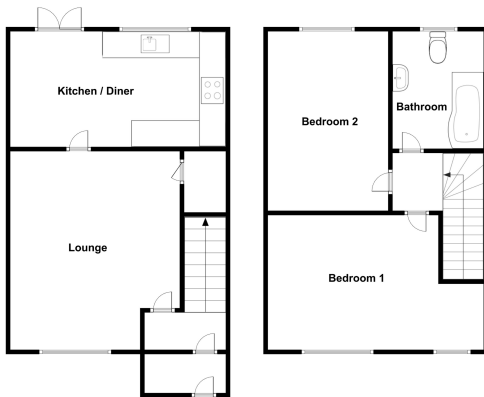
Garage & Parking



Single garage with power & lighting
and electric roller door, off road
parking in-front of the garage

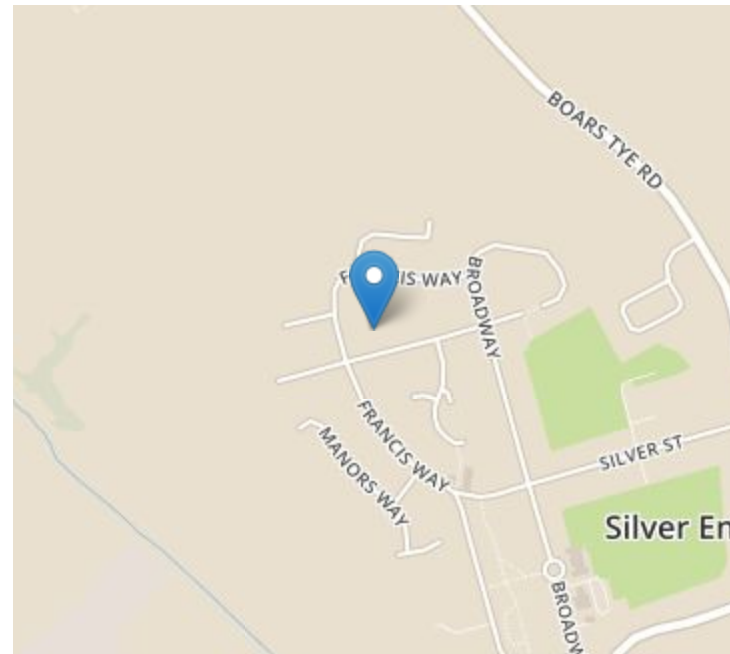
Property Details.

Floorplans

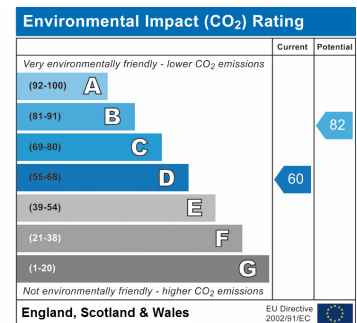
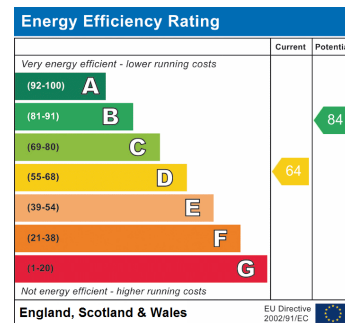


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.