

# 39 FRANCIS WAY, WITHAM CM8

OFFERS IN EXCESS OF £250,000

## 3 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* NO ONWARD CHAIN \*\* Branocs Estates are pleased to offer this THREE bedroom semi-detached home, situated within walking distance of a majority of Silver End's amenities. The property offers a modern finish comprising of a spacious lounge, kitchen & bathroom suite whilst externally offering a larger than average rear garden, with ample stone shingled frontage which could be utilised as off street parking.



#### Inner Hallway

Stairs rising to first floor, door to lounge, laminate flooring

#### Lounge 16'20 x 10'47 (4.88m x 3.05m)

Laminate flooring, window to front & rear, door to;

#### Kitchen 12'45 x 11'68 (3.66m x 3.35m)

Windows to front & rear, understair storage cupboard, wall & base units, spaces for appliances

#### FIRST FLOOR

#### Bedroom One 10'46 x 9'09 (3.05m x 2.97m)

Carpet flooring, window to front

#### Bedroom Two 7'50 x 6'74 (2.13m x 1.83m)

Carpet flooring, window to rear

#### Bedroom Three 8'37 x 5'42 (2.44m x 1.52m)

Carpet flooring, window to front

#### Bathroom

Bath with shower over, hand wash basin, WC.

#### **Rear of Property**

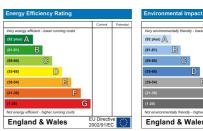
Paved patio seating area, remainder laid to lawn, outbuilding.

#### Area Map



Floor Plans

### Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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