



## 33 Silver Street, Silver End, Witham, CM8 3QG

£1,275 Per Month

- Three Bedrooms
- Large Rear Garden
- Available December 2025
- Semi Detached Property
- Popular Location
- Unfurnished

### Entrance Hallway

4'9" x 5'10"

With stairs rising to first floor landing, Doors to kitchen and lounge.

### Living Room

10'3" x 16'0"

With dual aspect to front and rear gardens.

### Kitchen

9'11" x 9'10"

Fitted with a range of units comprising stainless steel sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Extractor hood. Space for freestanding oven/hob. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Door to rear garden. Door to pantry and under storage cupboard.

### Landing

9'0" x 2'5"

With doors to:

### Bedroom One

9'11" x 10'2"

A double bedroom with window to side aspect and built in storage cupboard.

### Bedroom Two

9'11" x 9'4"

A double bedroom with window to rear aspect. Built in storage cupboard, housing the gas fired boiler.

### Bedroom Three

6'10" x 6'10"

With window to front aspect.

### Bathroom

8'3" x 3'11"

A white suite comprising panel bath with shower attachment over. Low level WC and pedestal wash hand basin. Heated towel rail. Window to front aspect.

### Outside

To the front of the property is an enclosed front garden with grass area and pedestrian access to the front door and side gate providing access to the rear garden. The rear garden is substantial and mainly laid to lawn and all enclosed.

Council Tax Band:

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

\*Deposit: £1,471.00

Council Tax Band: B

Availability: December 2025

EPC Rating: D

No Pets

Non Smokers

\* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

### Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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### Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.