

Goslings, Silver End, Witham, CM8 3RH

welcome to

Goslings, Silver End, Witham

** GUIDE PRICE £300,000 to £325,000 ** William H brown are pleased to offer this three bedroom semi-detached family home situated in a quiet culde-sac in the popular village of Silver End and within easy reach of local amenities, primary school and good access to the A12.













Entrance Porch

Cupboard. Wall mounted boiler. Door leading to

Lounge

15' 7" x 13' 2" (4.75m x 4.01m)

Double glazed window to front aspect. Radiator. Stairs to first floor. Access leading to

Dining Room

10' 10" x 8' 4" (3.30m x 2.54m)

Double glazed patio doors to rear garden. Radiator. Access to

Kitchen

9' 8" x 7' (2.95m x 2.13m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Space for cooker. Extractor fan. Plumbing and space for dishwasher and washing machine.

Landing

Loft access. Radiator. Doors leading to

Bedroom One

12' 9" x 9' 4" (3.89m x 2.84m)

Double glazed window to front aspect. Radiator. Range of fitted wardrobes.

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed to rear. Fitted Wardrobes. Radiator.

Bedroom Three

7' 3" max x 6' 3" max (2.21m max x 1.91m max) Double glazed window to front aspect. Storage cupboard. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with overhead electric shower and hot and cold mixer tap and a shower attachment.

Pedestal hand wash basin. Low level WC.

Garden

Commencing with a patio area and then remainder laid to lawn. Enclosed by panel fencing. Side door access to garage.

Parking

Driveway providing off street parking. Shared access leading to a garage.

Agents Note

This property is back on the market because the previous purchasers lost their buyer. The vendors have found a property which is chain free.





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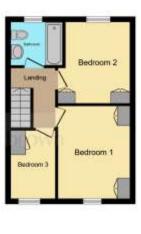
- Vendors Have Found a Property Which is Chain Free!
- Three Bedroom Semi-Detached Family Home
- Popular Village of Silver End
- Lovely Rear Garden
- Off Street Parking & Shared Access Leading to Garage

Tenure: Freehold EPC Rating: C

guide price

£300,000 - £325,000





First Floor

This floor plain is five fluid sittle purposes only. It is not observe to cools, furly reconsummental, floor ones divisioning any total floor ones, openings and interfacts are approximate. No details are guaranteed, they commot be relied upon for any purpose and they do not form part of any agreement. No liability is belien for any error, consistent expension or maintainment. A party









Please note the marker reflects the postcode not the actual property

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Property Ref: BTR108538 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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