



Wood Grove, Silver End, Witham, CM8 3FL

welcome to

Wood Grove, Silver End, Witham

William H Brown are pleased to offer this well presented two bedroom ground floor apartment situated in the popular village of Silver End with good access to the A12 and within easy reach of Witham Mainline Station.



Hallway

15' 3" x 3' 9" (4.65m x 1.14m)

Radiator. Luxury vinyl flooring. Storage cupboard. Wall mounted boiler.

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

Range of base and eye level units with work surface over incorporating a stainless steel sink with hot and cold mixer taps. Integrated oven with four ring hob and overhead extractor fan. Plumbing and space for washing machine and tumble dryer. Space for fridge freezer.

Lounge

9' 8" x 15' 3" (2.95m x 4.65m)

Two double glazed windows to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom One

8' 9" x 12' 6" (2.67m x 3.81m)

Double glazed window to side aspect. Radiator. Carpets. Pendant lighting.

Bedroom Two

8' 7" x 9' 2" (2.62m x 2.79m)

Double glazed window to front aspect. Radiator. Laminate flooring. Pendant lighting.

Exterior

5' 7" x 9' 3" (1.70m x 2.82m)

Panel enclosed bath with plumbed in shower. Vanity hand wash basin. Low level WC. Extractor fan.



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Wood Grove, Silver End, Witham

- Two Double Bedroom Ground Floor Apartment
- Village Location
- Gas Central Heating
- Long 130 Year Lease
- Decorated to a High Standard

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108927 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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