



Leicester Court, Silver End, Witham, CM8 3RS

welcome to

Leicester Court, Silver End, Witham

** GUIDE PRICE £185,000 - £195,000 ** William H Brown are pleased to offer this two double bedroom first floor maisonette situated in the popular village of Silver End with access to local amenities and good links to the A12 and Witham's Mainline Railway Station



Hallway

Two storage cupboards. Doors leading to.

Lounge

16' 2" x 10' 10" (4.93m x 3.30m)

Window to front and side aspect. Carpets. Radiator. Pendant lighting.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

Windows to rear and side aspect. Range of base and eye level units with work surface over incorporating sink drainer with hot and cold mixer tap. Wall mounted boiler. Integrated oven with four ring electric hob. Space for fridge freezer. Space and plumbing for washing machine.

Bedroom One

12' 5" x 8' 2" (3.78m x 2.49m)

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

Bedroom Two

12' 5" x 7' 9" (3.78m x 2.36m)

Two windows to rear aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Window to rear aspect. Side panel bath. Hand wash basin.

Separate Wc

Window to rear aspect. Low level WC.

Garden

To the rear of the property there is a private garden which is mainly laid to lawn enclosed by panel fencing and with field views to the side.



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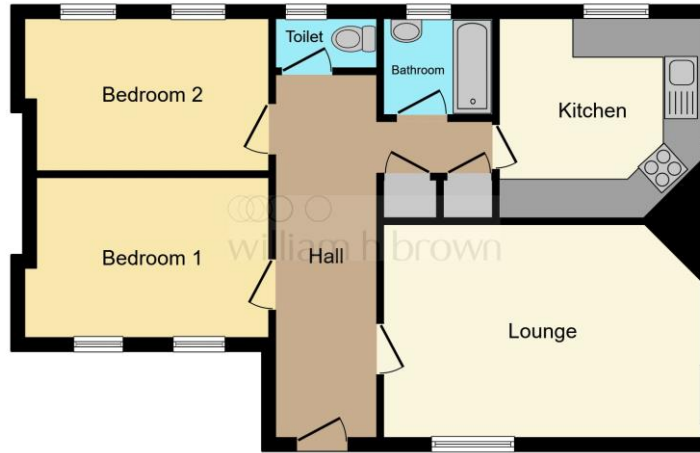
- First Floor Maisonette
- Field Views
- Two Double Bedrooms
- Rear Garden
- Sought After Location

Tenure: Leasehold EPC Rating: E

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.

guide price

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109103 - 0004

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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