

**Boars Tye Road, Silver End, Witham, CM8 3QD** 

# welcome to

# **Boars Tye Road, Silver End, Witham**

A two bedroom terrace family home situated in the popular village of Silver End which has good links to Witham and Braintree with access to the mainline station.













#### **Entrance**

Double glazed door to;

### Lounge, Diner, Kitchen

25' 7" x 12' 5" ( 7.80m x 3.78m )

Double glazed French doors to rear garden, two radiators, stairs to first floor with storage under, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, wall mounted boiler, spaces for appliances.

### Landing

Doors to;

#### **Bedroom One**

12' 6" x 9' 4" ( 3.81m x 2.84m )
Double glazed window to rear, radiator.

#### **Bedroom Two**

12' 6" x 8' 8" ( 3.81m x 2.64m )

Two double glazed windows to front, radiator, airing cupboard.

#### **Bathroom**

Low level WC, wash hand basin, enclosed panelled bath with shower over, extractor fan, access to loft.

#### **Rear Garden**

Patio seating area, lawn area, enclosed by panelled fencing, gated rear access to parking area.





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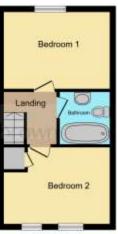
- Two Bedroom Terraced House
- Allocated Parking
- Open Plan Accommodation
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C

guide price

£270,000





First Floor

This floor plan is for illustrative purposes onto, it is not drawn to souls. Any measurements, floor arous (including any total floor arous), openings and othersholds are approximate. No literals are guaranteed, they cented be retired upon for any purpose and they do not floor and continued on a purpose and they do not floor any purpose and they do not floor approximate. As party many for any purpose and other any purpose and other and floor any purpose and other any purpose any purpose and other any purpose and other any purpose any purpose and other any purpose any purpose and other an







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Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: BTR106164 - 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.





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