



Clare Drive, Silver End, Witham, CM8 3GE

welcome to

Clare Drive, Silver End, Witham

A modern three-bedroom semi-detached home with a spacious kitchen/diner, landscaped rear garden, and parking for three cars. Located close to schools, shops, parks, and less than 3 miles from Cressing Station.



Hallway

Stairs to first floor. Doors leading to:-

Family Room

14' 9" x 12' 2" (4.50m x 3.71m)

Double glazed window to front aspect. Radiator. Carpets.

Kitchen / Diner

9' 10" x 15' 9" (3.00m x 4.80m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and overhead extractor fan. Wall mounted boiler. Integrated appliances. Double glazed French doors to rear garden. Tiled flooring.

Ground Floor Cloakroom

Low level WC. Pedestal hand wash basin. Radiator. Tiled flooring.

Landing

Double glazed window to side aspect. Storage cupboard. Loft access. Carpets. Doors leading to:-

Bedroom One

8' 6" x 15' 5" (2.59m x 4.70m)

Double glazed window to front aspect. Radiator. Carpets.

Bedroom Two

13' 1" x 8' 2" (3.99m x 2.49m)

Double glazed window to rear aspect. Radiator. Carpets.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to rear aspect. Radiator. Carpets.

Bathroom

6' 11" x 8' 2" (2.11m x 2.49m)

Side panel bath with overhead shower. Pedestal hand wash basin. Low level WC.

Garden

Large low maintenance rear garden commencing with patio seating area and remainder laid with artificial lawn. To the rear of garden is a further decked area and shed. Enclosed by panel fencing. Side access gate to front of property. Outside power socket

Parking

Driveway parking for three cars.

Agent Note

If the freehold is not purchased, the property remains as leasehold and the following monthly charges are payable based on 40% ownership:

Rent: £653.84

Insurance: £36.00

Management charge: £5.83

Service charge: £41.33

The above charges are reviewed annually on 1st April.

Other useful information:

Lease term: The lease term is 125 years from 1st June 2019

Freehold: Available after staircasing to 100%.

Pets: Permitted with the written consent of the landlord. If permitted.

Ground rent: Not payable.

Subletting: Not permitted



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Clare Drive, Silver End Witham

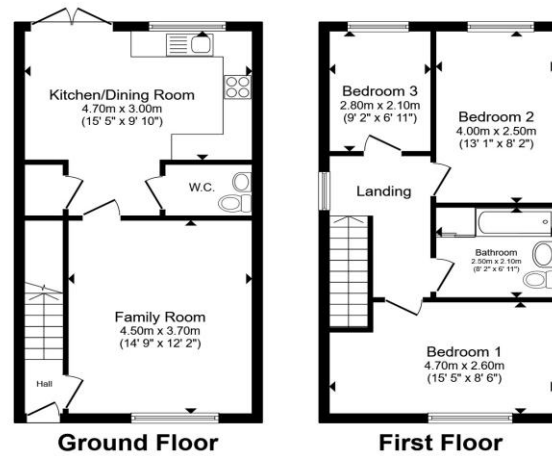
- Modern Three-Bedroom Family Home
- Semi-Detached
- Driveway Parking for 3 Vehicles
- Less than 3 miles to Cressing Station
- Spacious 15ft Kitchen/Diner

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 495.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 83.7 m² (901 sq.ft.) approx
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.propertybox.io

£390,000



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Property Ref:
BTR110080 - 0002

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Please note the marker reflects the
postcode not the actual property