



Connells

Leicester Court
Silver End Witham

Leicester Court Silver End Witham CM8 3RS

for sale guide price
£190,000



Property Description

Introducing this well-presented two-bedroom ground floor maisonette, offered with No Onward Chain, located in the sought-after village of Silver End. Positioned to provide both comfort and practicality, this property makes a superb choice for first-time buyers, downsizers, or those seeking a peaceful retreat within easy reach of surrounding conveniences.

Inside, the spacious accommodation comprises two good-sized bedrooms and a contemporary bathroom, arranged to offer both privacy and versatility for a range of lifestyles. The layout is ideal for those who appreciate the ease of single-level living, while large windows ensure the home is filled with natural light throughout the day.

Externally, there is a generous driveway, providing ample parking for multiple vehicles along with a private rear garden perfect for relaxing or entertaining.

The location is ideal for families and professionals alike, with highly regarded local schools and a wealth of everyday amenities just moments away. For those commuting to the city, Witham Train Station is only a short distance from your doorstep, offering direct rail links to both Chelmsford City Centre and London Liverpool Street. Easy access to the A12 also ensures convenient journeys by road. The property is also just a short distance from Braintree Freeport, providing a wide selection of shopping and leisure facilities.

Arrange a viewing today to appreciate all that this inviting home has to offer.

Entrance Hall

Radiator

Lounge

14' 9" x 14' 5" (4.50m x 4.39m)

Single glazed windows to front and side aspects, radiator

Kitchen

15' 9" x 13' 1" (4.80m x 3.99m)

Inset sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, gas oven and hob to remain, space for washing machine and fridge/freezer, single glazed windows to the side aspect.

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m)

Single glazed window to the front aspect, radiator

Bedroom Two

12' 6" x 7' 7" (3.81m x 2.31m)

Single glazed window to the rear aspect, radiator

Bathroom

Low level WC, pedestal handwash basin, bath with shower above, two single glazed windows to rear, heated towel rail

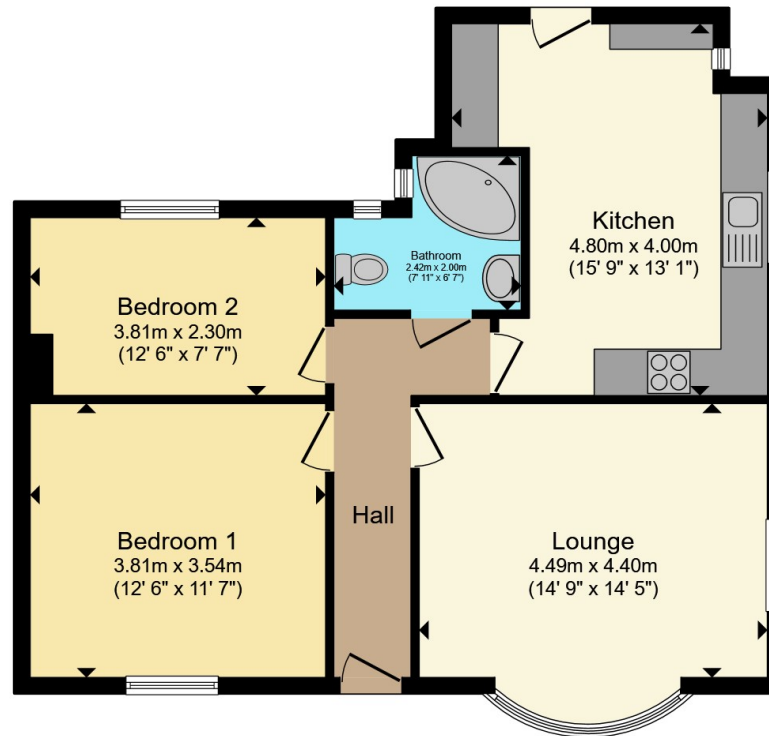
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Total floor area 67.5 m² (727 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

Connells

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BRT308863

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308863 - 0002