



## Clare Drive

Silver End, Witham, CM8 3GE

Leasehold  
Tax Band: C

**Offers In Excess Of £150,000**



Offering a 40% SHARE with NO ONWARD CHAIN and boasting a 121 YEAR LONG LEASE, a modern recently built property with spacious 15' kitchen/diner & sizeable garden is this three bedroom SEMI-DETACHED house. Benefiting from driveway parking for three vehicles, d/stairs cloakroom & situated less than 3 miles to Crossing Station, with easy links to London.



# Clare Drive, Silver End, Witham, CM8 3GE

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, tiled flooring and smooth ceiling.

### LOUNGE:

14'88 x 12'27 (4.27m x 3.66m)

Double glazed window to front aspect, fitted with wooden shutters, radiator, tiled flooring and smooth ceiling. Door to inner hall.

### INNER HALL:

Large under stairs storage cupboard, tiled flooring and smooth ceiling.

### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth ceiling.

### KITCHEN / DINER:

15'62 x 10'14 (4.57m x 3.05m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

15'58 x 9'02 (4.57m x 2.79m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

13'20 x 8'31 (3.96m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

9'47 x 7'04 (2.74m x 2.24m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Sizeable rear garden comprising patio area, centre laid to artificial lawn and a raised decking area to the garden rear, storage shed, gated side access to driveway.

#### DRIVEWAY & PARKING:

Driveway parking for three vehicles with further on-street parking available to property frontage.

#### AGENTS NOTES:

This property is SHARED OWNERSHIP and the portion being sold is 40%.

Rent Payable (on additional 60%): Approx £545pcm according to new budget.

Service Charge: £63pcm

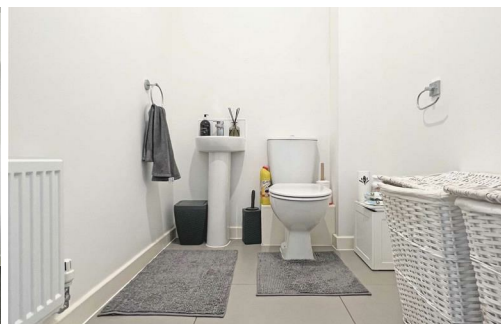
Insurance Charge: £8pcm

Management Charge: £5pcm

PRICES ABOVE AS SET OUT FOR 1/4/23-31/3/24

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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