



Beautifully presented two double bedroom ground floor flat in Great Wakering boasting a stunning four piece bathroom, ample off-street parking and an extensive 100ft rear garden. Proudly appointed in a quiet residential road close to excellent schools.

- Delightful two bedroom ground-floor flat
- Ample Off-Street Parking
- Fully Fitted Kitchen
- Stunning four piece bathroom
- Quiet yet convenient location
- Extensive 100ft Garden
- Long remaining lease
- Double Glazing and Gas central heating
- Surrounded by Open Fields
- A fantastic first time purchase

## Silchester Corner

Great Wakering

**£250,000**

Offers In Excess Of



# Silchester Corner



Bear Estate Agents are proud to present, this deceptively spacious ground floor flat, positioned in a quiet yet convenient Great Wakering location. The flat has been greatly improved by the existing owner throughout and accommodates a large bay fronted lounge, complete with a built-in media system, a stylish fully fitted kitchen, one double bedroom, one single bedroom and a stunning four piece bathroom. An extensive 100ft garden can be found to the rear and offers far reaching views across open farmland. The front of the property benefits from having plenty of off-street parking space for two to three vehicles.

Silchester Court is a quiet residential road in Great Wakering, providing convenient access to well-regarded schools. Also within the area, you will find amenities, bus connections and more.

## **Two Bedroom Ground Floor Flat**

### **Entrance Hall**

### **Lounge**

12'0 x 12'0

### **Kitchen**

9'1 x 7'1

### **Bedroom One**

15'0 x 12'0

### **Bedroom Two**

9'0 x 7'3

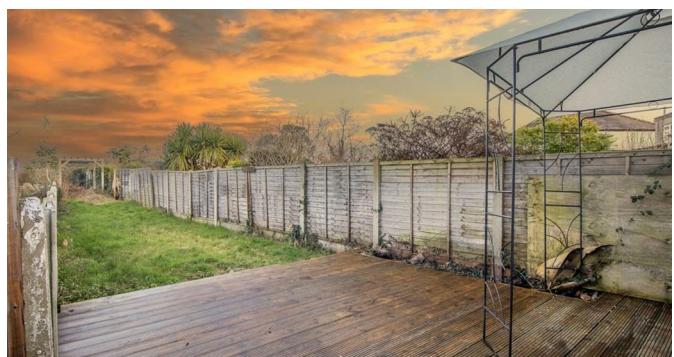
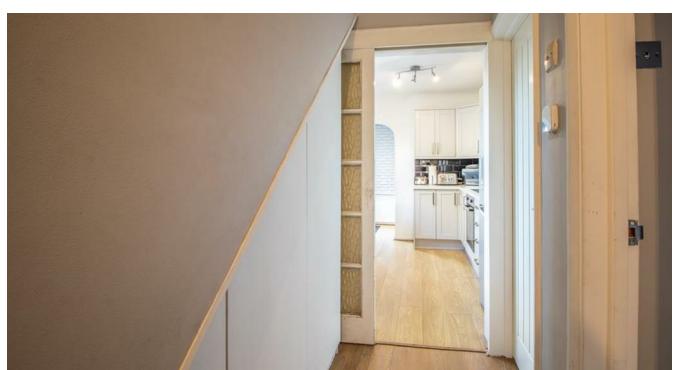
### **Four Piece Bathroom**

9'9 x 5'9

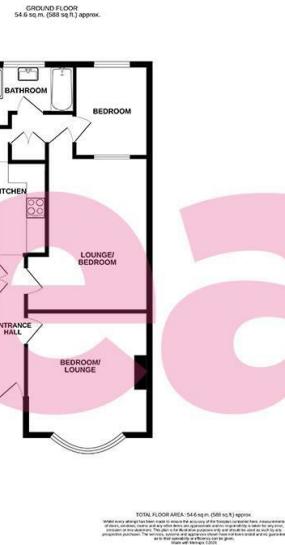
### **Storage**

### **Garden**

### **Off-Street Parking**



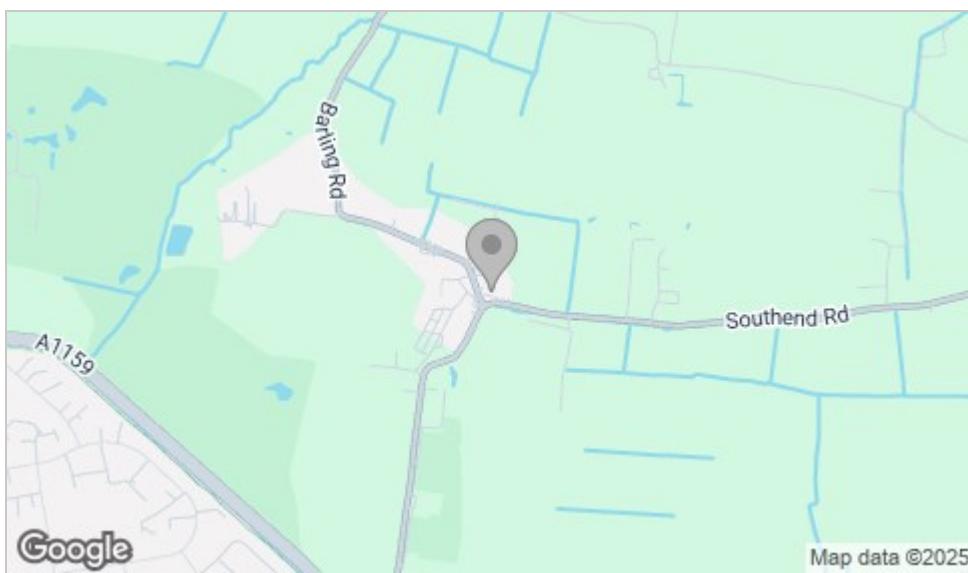
## Floor Plan



# bear



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         | 76        |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |