



Beresfords

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Wood Grove, Silver End

Guide Price: £170,000 - £180,000

Leasehold

Wood Grove, Silver End

Located in the sought after village of Silver End is this spacious, two-bedroom first floor apartment offered with no onward chain. Having been maintained to a very good standard by the current owner the home would make a perfect first time buy.

Internally the property comprises of a large lounge/dining room with a juliet balcony opening to the front of the building, a kitchen with integrated appliances, two double bedrooms and a modern fitted bathroom. Externally the property is situated on a walkway with access to fields and is conveniently located within a short walk to amenities and access routes. The property comes with allocated parking and viewings are available immediately.

Council Tax Band: B

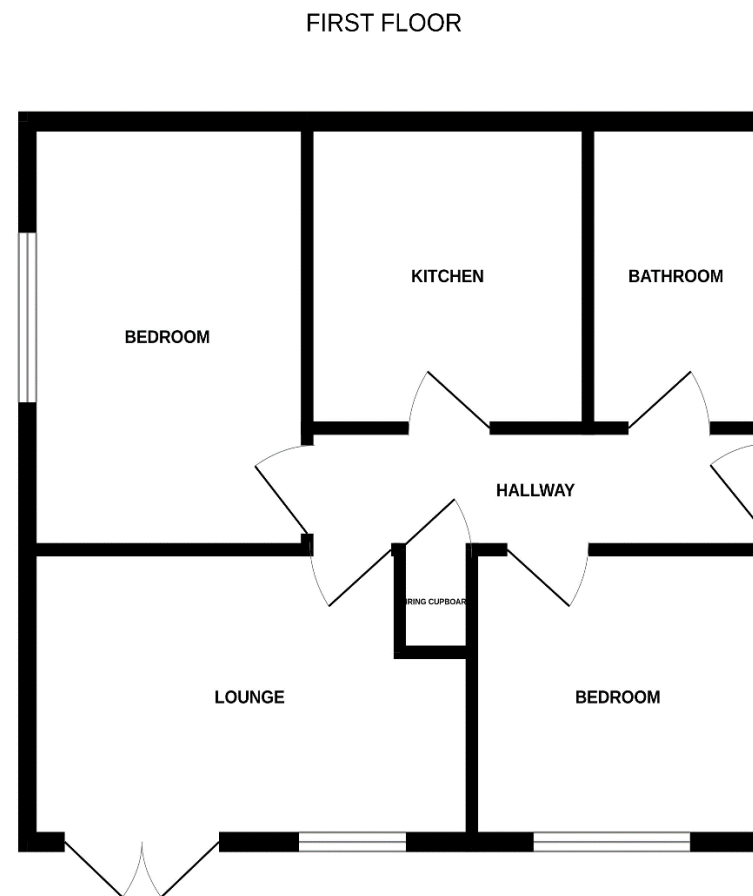
Lounge 15'2" x 9'10" (4.62m x 3m).

Kitchen 9'1" x 8'11" (2.77m x 2.72m).

Bedroom One 12'8" x 8'11" (3.86m x 2.72m).

Bedroom Two 8'7" x 9'4" (2.62m x 2.84m).

Bathroom 5'8" x 9'1" (1.73m x 2.77m).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beresfords - Witham Sales

Beresfords Residential
29 Newland Street
Witham
Essex
CM8 2AF

T: 01376 517 777

E: witham.sales@beresfords.co.uk

www.beresfords.co.uk

Registered in: England & Wales

Registered Office: Beresfords Residential Ltd, 10 Springfield Lyons, Approach, Springfield, Essex, CM2 5LB

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