



Blacksmiths Lane, Wickham Bishops Witham CM8 3NR



**william
h brown**

Welcome to

Blacksmiths Lane, Wickham Bishops Witham

Situated in the DESIRABLE VILLAGE of Wickham Bishops, within WALKING DISTANCE OF LOCAL SHOP as well as a short drive from WITHAM MAINLINE RAILWAY STATION is this well presented detached bungalow, boasting GENEROUS SOUTH FACING GARDEN as well as CARPORT & GARAGE.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Covered porch are, part glazed door to:-

Entrance Hall

Loft access, airing cupboard, further coat cupboard, radiator, doors to:-

Lounge

15' 11" Max x 14' 4" (4.85m Max x 4.37m)
Double glazed patio door to rear opening to conservatory, centrepiece brick fireplace housing gas fire, radiator.

Conservatory

Dwarf wall and UPVC double glazed construction with Polycarbonate roof, French doors to garden.

Kitchen

15' 8" Max x 11' 11" (4.78m Max x 3.63m)
Double glazed UPVC window to rear overlooking the garden, fitted kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units and space for appliances, radiator, door to:-

Utility Room

8' 4" Recess x 7' 4" (2.54m Recess x 2.24m)
Double glazed UPVC window to side and door to garden, sink and drainer set in roll top surfaces with eye and base level units, radiator, space for appliances, door to garage, door to:-

Bedroom One

13' 3" x 10' (4.04m x 3.05m)
Double glazed UPVC box bay window to front, fitted cupboards, radiator.

Bedroom Two

10' 5" Max x 10' 3" (3.17m Max x 3.12m)
Double glazed UPVC window to front, radiator.

Bedroom Three

9' x 8' 7" Max (2.74m x 2.62m Max)
Double glazed UPVC window to front, fitted wardrobes with sliding mirror doors, radiator.

Bathroom

Double glazed UPVC window to side, suite comprising of corner shower, low level WC and vanity basin, bath, fully tiled walls, radiator.

Outside

Front

Block paved forecourt driveway providing off road parking for several vehicles leading to the carport & garage, with lawned front garden retained by mature hedges & shrubs. Wide gated side access to :-

Rear Garden

South facing, predominantly laid to lawn with a range of mature shrub borders and large block paved patio seating area. Wooden shed to remain.

Garage

Bi-folding door to front, power and light, workshop to rear with door to garden.



view this property online williamhbrown.co.uk/Property/MLN103782



Welcome to

**Blacksmiths Lane, Wickham Bishops
Witham**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Spacious Lounge & Conservatory

Tenure: Freehold EPC Rating: Awaited

Guide Price

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103782



Property Ref:
MLN103782 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk