



**Grange Road, Wickham Bishops Witham CM8 3LT**



**welcome to**

**Grange Road, Wickham Bishops Witham**

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** Situated in the DESIRABLE VILLAGE of Wickham Bishops, set within RURAL SURROUNDINGS with PICTURESQUE COUNTRYSIDE VIEWS to the front aspect, is this charming EXTENDED TWO BEDROOM COTTAGE, offered with NO ONWARD CHAIN and boasting a stunning kitchen/family room.



### Entrance

Part glazed entrance door to :-

### Porch

Further door to :-

### Lounge

12' 1" x 11' 7" max ( 3.68m x 3.53m max )  
Double glazed UPVC window to front, centrepiece brick fireplace, storage heater, door to :-

### Inner Hallway

Stairs rising to first floor, doors to :-

### Bathroom

6' 6" x 5' 5" max ( 1.98m x 1.65m max )  
Contemporary white suite comprising panel bath with electric shower over, low level WC and vanity basin, fully tiled walls, feature exposed brick chimney breast.

### Kitchen Area

11' 7" x 7' 11" ( 3.53m x 2.41m )  
Vaulted ceiling with inset skylight window, modern Shaker style fitted kitchen comprising Belfast sink set in quartz worktops with metro tiled splashbacks and range of eye and base level units incorporating a range of appliances, with space for freestanding oven. Open to :-

### Family / Dining Area

11' 8" x 10' 2" ( 3.56m x 3.10m )  
Vaulted ceiling, French doors set into full height double glazed UPVC apex window to rear opening to the garden, storage heater.

### First Floor

#### Landing

Doors to :-

#### Bedroom One

12' 3" x 11' 10" max ( 3.73m x 3.61m max )  
Double glazed UPVC window to front with far reaching views over picturesque countryside, feature cast iron fireplace.

#### Bedroom Two

8' 10" x 6' 6" ( 2.69m x 1.98m )  
Double glazed UPVC window to rear, built in over stairs cupboard.

### Outside

#### Front

Laid to lawn with steps leading to the porch.

#### Rear Garden

Enclosed by panel fence with 5 bar gate to rear giving access for additional parking at the bottom of the garden. Laid to lawn with block paved sunken patio seating area, wooden shed to remain.

#### Parking

A driveway at the end of the terrace gives access to the rear of the properties where there is a parking area, with allocated parking for this property, plus additional gated parking accessed via a 5 bar gate at the end of the garden.



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## Grange Road, Wickham Bishops Witham

- Two Bedrooms
- Modern Ground Floor Bathroom
- Spacious Extended Modern Kitchen Family Room
- Allocated and Secure Gated Parking
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£325,000 - £350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104638 - 0003

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