



7 Poneys The Street, Wickham Bishops, CM8 3NN
Guide price £220,000



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Some More Information

Accessed over a private parking court, the property is set back from The Street where a private entrance door give access to the entrance hall and painted stairs with central whipped carpet runner lead to the first floor landing.

The landing gives access to all rooms along with a storage cupboard, commencing with the bedroom complete with wall-to-wall mirror sliding wardrobes, which contain a concealed TV space, a uPVC window looks out to the rear. Beyond is the shower room comprising low level W.C., vanity wash hand basin and corner shower enclosure with dual head shower and tiled walls. The balance of the shower room is fitted with wood panelling to half height in a cream colour including an integrated vanity shelf, wall mounted electric radiator towel rail and obscure uPVC window to the front elevation.

Beyond the landing an opening leads in to the open plan living room, including dining area and kitchen. The sitting room, has uPVC window to the rear elevation, fitted central electric flame effect fire and recessed Wall mounted TV enclosure. The dining area dissects the sitting room and kitchen which is presented with a cream shaker style unit, gold handles beneath marble effect laminated worksurfaces, completing the kitchen is the integrated fridge/freezer, electric hob with oven beneath and microwave inset into the wall units along with integrated washing machine and tumble dryer.

Externally

Accessed over a communal parking court the property benefits from two parking spaces in tandem with the rear parking space being covered within the shared open bay cart lodge building. To the rear of the property there is a communal garden area.

Location

Centrally located in the village of Wickham Bishops, the property is located just 250m from the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two

hair salons. Located just 1.5 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Maldon is located 4 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

First Floor Landing

Kitchen

11'2" x 8'1" (3.40m x 2.46m)

Living Room

12'9" x 10'10" (3.89m x 3.30m)

Bedroom

10'5" into wardrobe x 9'6" (3.18m into wardrobe x 2.90m)

Shower Room

8'1" x 7'3" (2.46m x 2.21m)

Services

Council Tax Band - B. Local Authority - Maldon District Council

Tenure - Leasehold

Service charge for March 23 to March 24 £963.49

Ground Rent £50 per annum.

Lease 93 Years Remaining

EPC Rating - C

Broadband Availability - Ultrafast fibre broadband available in the locality via Gigaclear with speeds of 1000mbs. (details obtained from Ofcom Mobile and Broadband Checker) - February 2024.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - February 2024.

Services -

Mains Electric

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick and Block. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map - February 2024.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

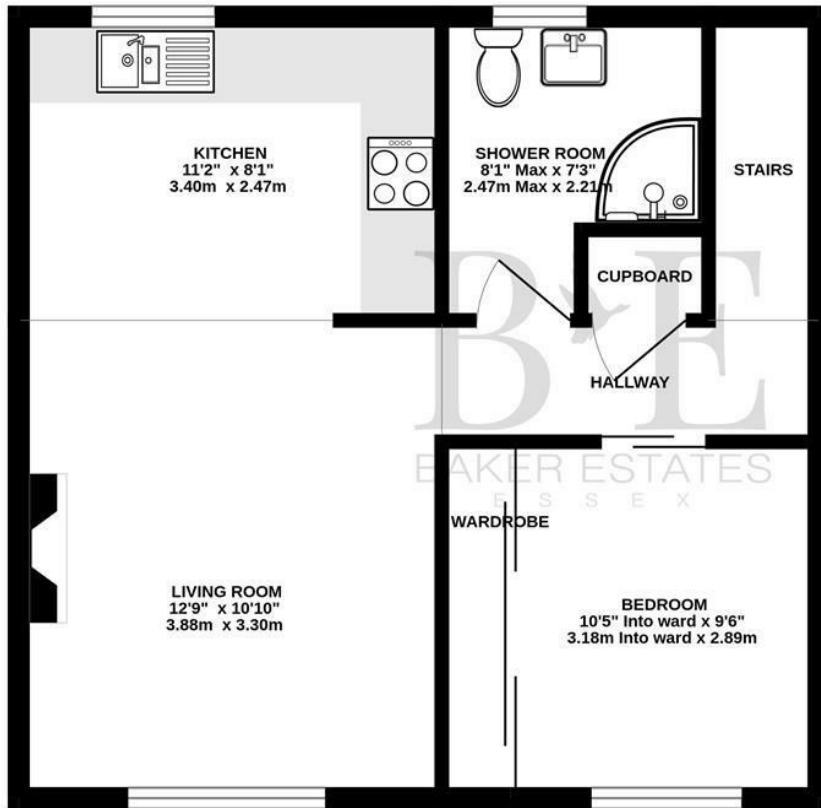
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked February 2024 - There are no planning permission applications in the immediate locality of this property.



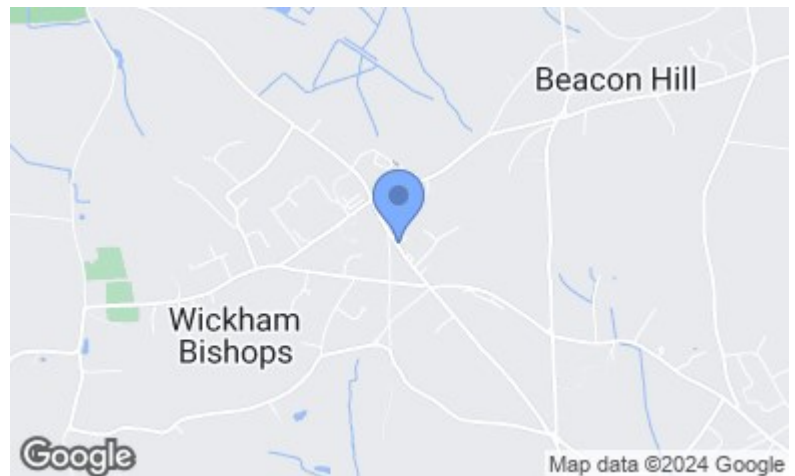
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

GROUND FLOOR
36 sq.ft. (3.3 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.3 sq.m.) approx.

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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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