



3 Church Close, Wickham Bishops, CM8 3LN
Guide price £700,000



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Some More Information

From the entrance door you enter the porch through the uPVC half glazed entrance door with windows to either side along with further windows to the front, a further half glazed door leads into the internal hall where access is gained to all rooms along with a shelved storage cupboard.

Proceeding along the entrance hall to the rear a door gives access to the kitchen which is fitted with a range of eye and base level cupboards and drawers beneath bullnose edge worksurfaces. Fitted appliances include double oven with microwave over, 4 ring electric hob and dishwasher, a space has been created for a freestanding fridge freezer which is inset into the wall, along with a space for automatic washing machine. A further area of cupboards creates a breakfast bar sitting area. The kitchen has a window to the side and further window and door leads out to the sun room which has uPVC windows to side and rear along with a pair of central French doors leading out to the garden beneath a composite cozy roof with two roof light windows. A further pair of French doors with glazed side panels leads into the lounge dining room which has an electric flame effect fire set into the brick chimney breast two windows to the side elevation and further door leading back to the entrance hallway.

All three bedrooms are considered to be double in size, with bedroom one having an oriel bay window to the front elevation and benefits from a number of fitted wardrobes, and door leading into the en-suite shower room comprising shower enclosure with fitted shower and raised plinth area, wash hand basin inset into vanity unit and low level W.C. the en-suite is fully tiled with inset mirror. Bedroom two is also located to the front of the property with uPVC window overlooking the driveway and is currently utilised as a separate reception room. Bedroom three has a window to the side elevation and fitted wardrobe storage space along with a worksurface ideal for hobbies and crafts. Both bedrooms two and three are served by the family bathroom which is also fully tiled and comprises panel enclosed bath, wash hand basin set into vanity unit and close coupled W.C.

Externally

To the front of the property a tarmac driveway provides off street parking for three to four vehicles flanked by a large area of lawn and mature shrub planting. The driveway in turn leads to the single width, tandem length garage which measures 30ft in length and gated side access leads to the side of the bungalow and into the rear garden. The rear garden is mainly laid to lawn with mature flower and shrub borders, along with a paved terrace to the immediate rear of the property and further paved circular seating area to the right hand side. Beyond an area of trellis gives way to a vegetable garden with partially raised beds, timber summer house and access to the opposite side of the property where there is space for a further timber shed.

Location

The village of Wickham Bishops 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.

Porch

5'7" x 5'4" (1.70m x 1.63m)

Bedroom One

13'7" x 10'1" (4.14m x 3.07m)

En-suite

8'8" x 4'10" (2.64m x 1.47m)

Bedroom Two

15'1" x 12'6" (4.60m x 3.81m)

Bedroom Three

13'8" x 9'2" (4.17m x 2.79m)

Lounge/Diner

20'2" x 10'6" (6.15m x 3.20m)

Kitchen/Breakfast Room

15'0" x 8'4" (4.57m x 2.54m)

Bathroom

6'7" x 5'3" (2.01m x 1.60m)

Garden Room

19'9" x 10'0" (6.02m x 3.05m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Gas fired

Mains electric

Mains Water

Main Sewerage

*Superfast broadband available in the area via Openreach with speeds up to 60mbs

*Mobile coverage is available from O2 networks (Details obtained from Ofcom July 2024).

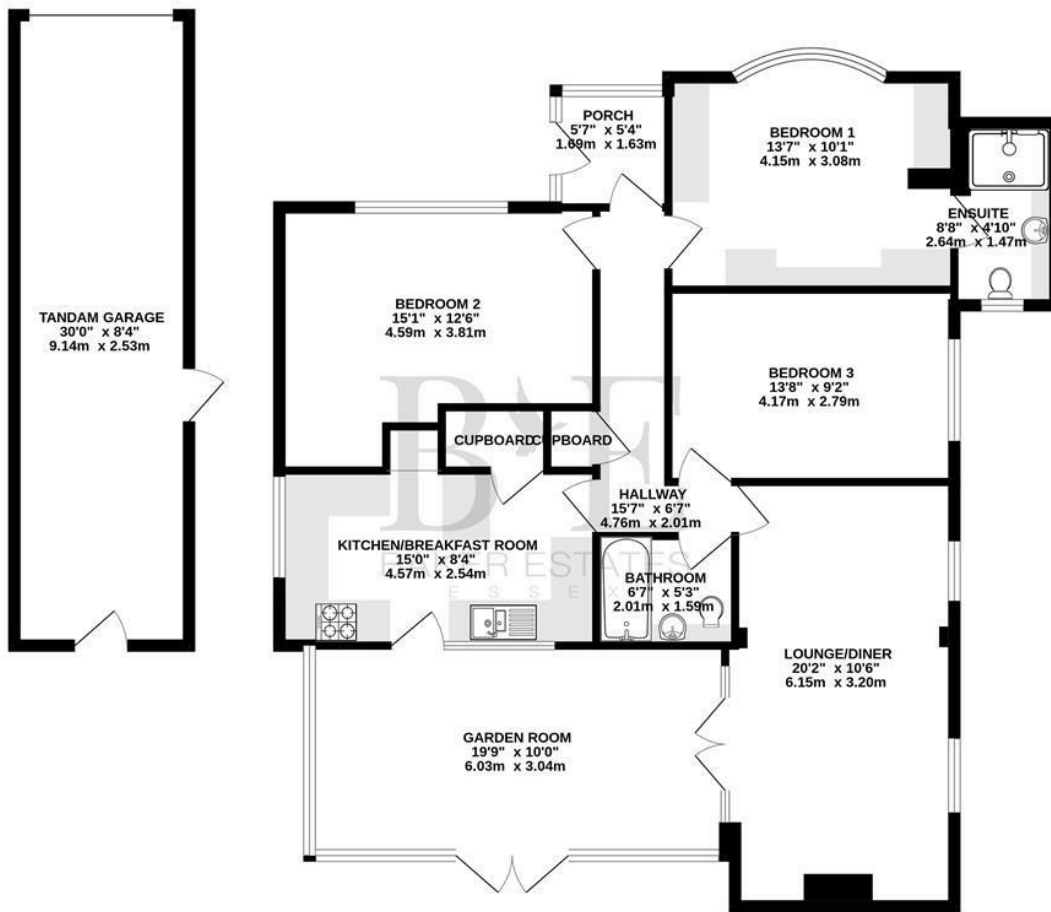
* Construction Type - We understand the property to be predominantly of brick construction, uPVC windows and doors along with uPVC conservatory.

*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

*Flood risk in the property location is considered a very low risk of surface water flood, and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2024).



GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 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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