



**63 Kelvedon Road, Wickham Bishops, CM8 3NA**  
**Guide price £450,000**



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### Some More Information

Entrance door leads to entrance hall with black and white chequer board tiled flooring and doors give access to all rooms. The kitchen dining room is fitted with a range of base level cupboards beneath granite worksurfaces with inset AGA and undermount ceramic sink. A door from the rear of the kitchen leads to the undecorated utility room with door to the rear garden. At the rear of the entrance hall is the ground floor cloakroom which has a window to the rear elevation, low level W.C. and wash hand basin. The open plan living accommodation is divided into three areas with a formal dining area to the front, spiral staircase leading to the first floor within the central living room which extends beyond to the rear.

To the first floor there are three double bedrooms with bedroom one having an en-suite shower room and wall to wall fitted wardrobes, whilst bedrooms two and three are serviced by the family bathroom fitted with a modern roll top, clawfoot bath, low level W.C. and pedestal wash hand basin.

We would advise that this property is only suitable for a cash purchaser. We know there to be an element of structural movement with this property, which we suggest should be inspected by a prospective purchasers structural engineer prior to exchange of contracts.

### Externally

To the front of the property there off street parking whilst the rear garden is enclosed by brick walls and timber fencing with some established tree and shrubs within.

Within the garden is a large log cabin style summer house.

### Location

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 1.5miles 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 4miles 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 2.5miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

### Entrance Hall

#### Dining Room

11'5" x 9'7" (3.48m x 2.92m)

#### Living room

11'5" x 10'11" (3.48m x 3.33m)

#### Living Room

12'1" x 11'6" (3.68m x 3.51m)

#### Kitchen/Diner

16'7" x 14'11" (5.05m x 4.55m)

#### Utility Room

11'3" max 4'1" (3.43m max 1.24m)

#### W.C

#### Bedroom One

16'8" max x 11'6" (5.08m max x 3.51m)

#### En-Suite

6'5" x 5'8" (1.96m x 1.73m)

#### Bedroom Two

11'2" x 10'4" (3.40m x 3.15m)

#### Bedroom Three

15'2" x 11'8" (4.62m x 3.56m)

#### Bathroom

6'9" x 6'9" (2.06m x 2.06m)

## Services

Council Tax Band - D

Local Authority - Maldon District Council

Tenure - Freehold

EPC - D

Electric Infrared heating.

Mains Electric

Mains Water

Main Sewerage

Broadband Availability - Superfast broadband via Openreach with speeds to 1000mbs. September 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) - September 2024.

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

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

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

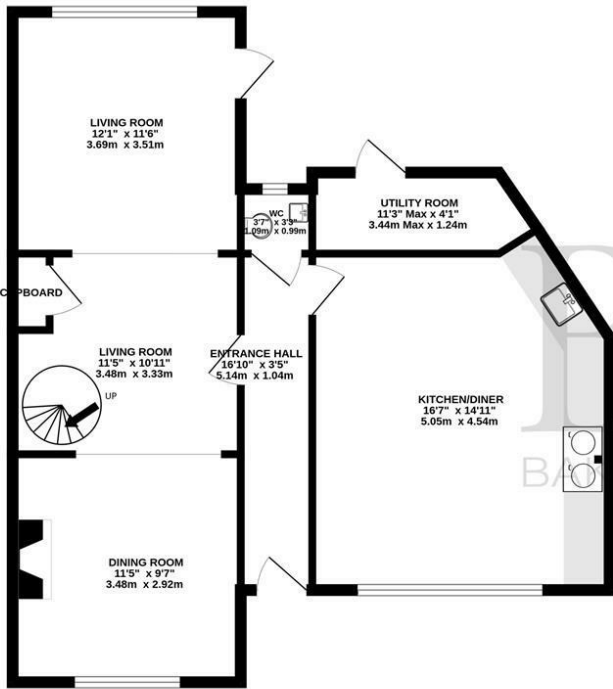
Planning Applications in the Immediate Locality - Checked September 2024 - There are no planning permission applications in the immediate locality of this property.

### Agents Note:

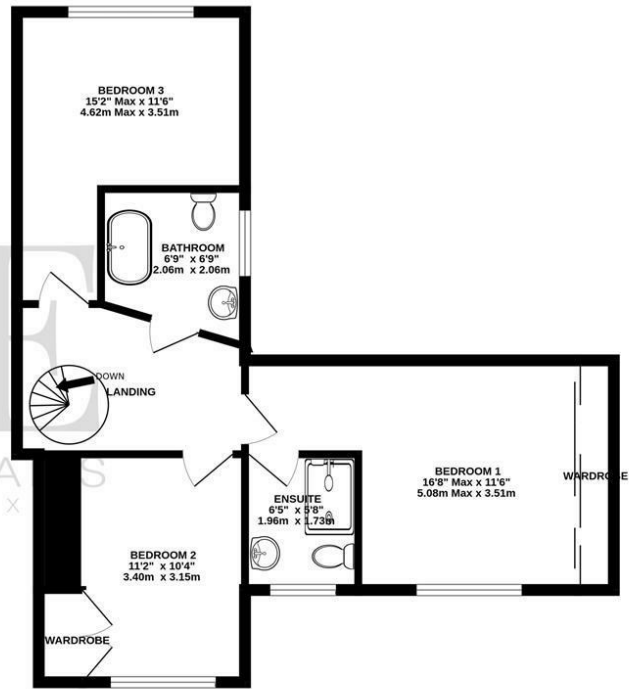
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GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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			
England & Wales		EU Directive 2002/91/EC	71

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.