



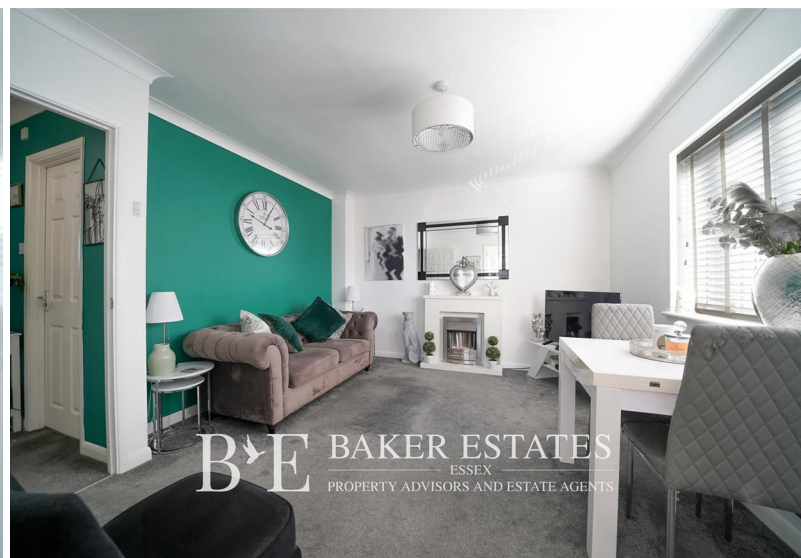
B E **BAKER ESTATES**
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6 Poneys, Wickham Bishops, CM8 3NN

Guide price £250,000



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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 the stairs with central whipped carpet runner lead to the first floor landing.

From the central square landing doors give access to all rooms including the lounge dining room which is a good size with uPVC window to the side elevation and door leading into the kitchen. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath work surfaces with uPVC window to the front elevation, fitted electric hob with oven beneath and extractor over, there is space for an automatic washing machine and tall fridge freezer.

Bedroom one has dual aspect windows to the side and rear elevations and is a good size with ample space for a super-king bed and wardrobes. Adjacent is bedroom two which is also a double size room with uPVC window to the front elevation. The bathroom comprises panel enclosed bath with shower over, wash hand basin set upon a vanity cupboard and low level W.C.

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 1.5miles 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

First Floor Landing

6'6" x 6'1" (1.98m x 1.85m)

Kitchen

10'6" x 8'5" (3.20m x 2.57m)

Lounge / Dining Room

12'4" x 11'9" (3.76m x 3.58m)

Bedroom One

12'4" x 11'2" (3.76m x 3.40m)

Bedroom Two

11'2" x 8'5" (3.40m x 2.57m)

Bathroom

9'1" x 5'0" (2.77m x 1.52m)

Services...

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

Tenure - Leasehold

Service charge for March 24 to March 25 £985.82

Ground Rent £50 per annum.

Lease 92 Years Remaining

EPC Rating - C

Broadband Availability - Ultrafast fibre broadband available in the locality via Gigaclear and Openreach with speeds of 1000mbs. (details obtained from Ofcom Mobile and Broadband Checker) - January 2025.

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) - January 2025.

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 - January 2025.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

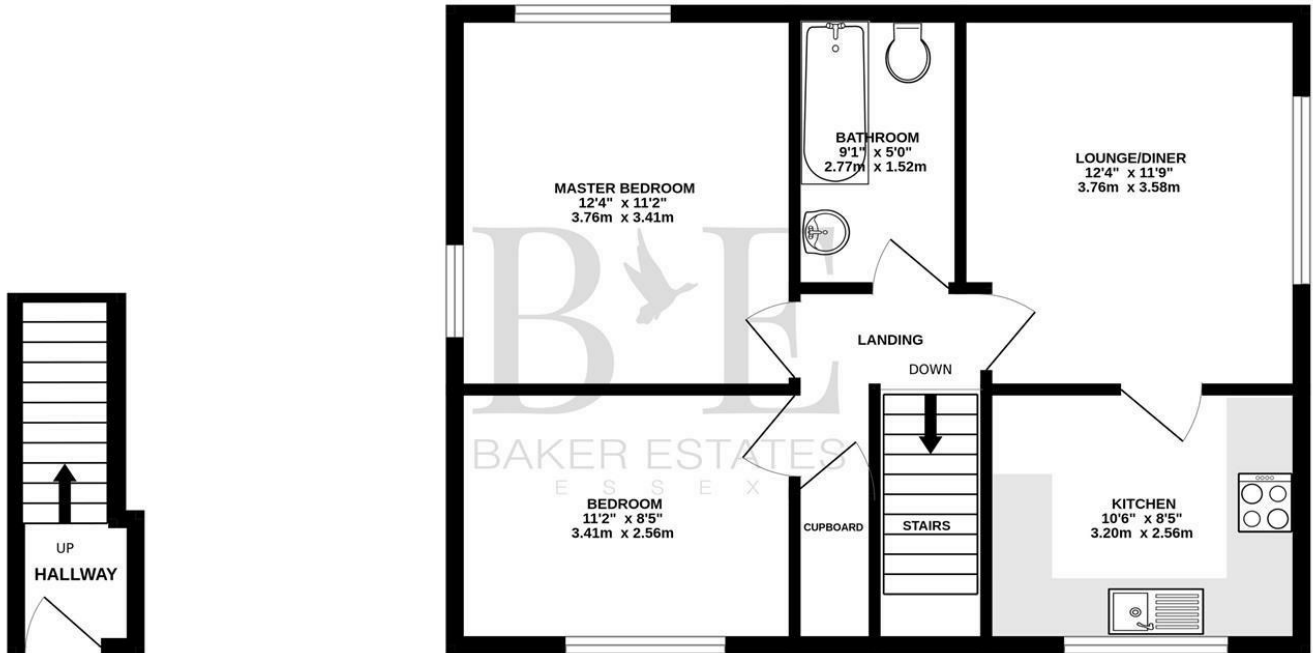
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked January 2025 - There are no planning permission applications in the immediate locality of this property.



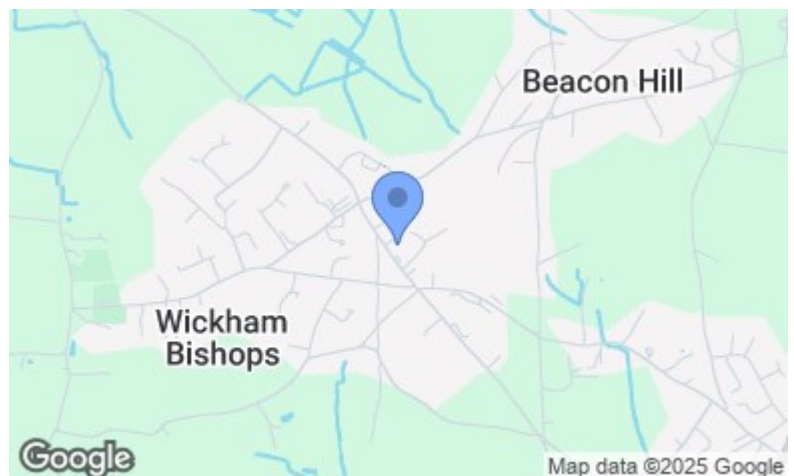
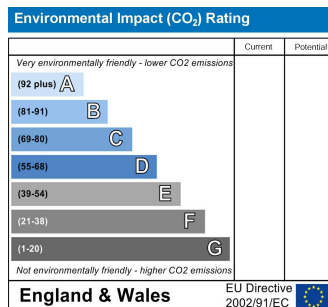
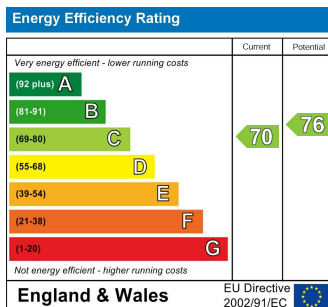
GROUND FLOOR
40 sq ft. (3.7 sq.m.) approx.

1ST FLOOR
578 sq ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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