



1 Mackmurdo Place, Wickham Bishops, CM8 3FT
No offers £315,000



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Some More Information

Set back from the road behind a belt of public open space, which is densely planted with trees, is this two-bedroom detached bungalow available on a discounted homes scheme. Located at the end of a private cul-de-sac the property benefits from a single width garage in block with parking in front, gated access leads into the rear garden whilst a paved pathway leads around to the front entrance door.

From the entrance door you lead into the entrance porch where doors give access to most rooms and benefits from three good sized storage cupboards one of which is fitted with a wall mounted heater to act as an airing cupboard. Double doors lead from the entrance hall into the sitting room, which is partially open plan with the kitchen and dining room / sunroom beyond. The kitchen comprises a range of base level cupboards beneath laminate work surfaces with spaces for oven and fridge freezer. A further door gives access to the utility room which is fitted with matching cupboards and space for washing machine along with single personnel door to the rear terrace. The dining room / sunroom has windows to the side and rear elevation and French doors leading out to the rear paved terrace. To the front of the property the main bedroom has a square bay window to the front elevation and further window to the side, a further door gives access to the en-suite shower room comprising corner shower enclosure, low level W.C. and wash hand basin. Bedroom two is located to the opposite side of the bungalow and is equally a double bedroom and served by the main shower room comprising shower enclosure, low level W.C. and pedestal wash hand basin.

Externally

The property is accessed via a pedestrian pathway from Tiptree Road or via car over the private driveway leading to the single in block garage with parking space in front.

Gated access leads to the generous rear garden which commences with a paved terrace to the immediate rear of the property with steps leading down to the personnel door to the rear of the garage and timber storage shed. The balance of the garden is mainly laid to lawn which leads around to the side of the property.

Location

Located in the village of Wickham Bishops, the property is located just 0.1 miles to 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 several independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.8 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

Sitting Room

16'9" x 12'2" (5.11m x 3.71m)

Dining Room

12'4" x 11'5" (3.76m x 3.48m)

Kitchen

12'1" x 11'2" (3.68m x 3.40m)

Utility Room

6'9" x 6'0" (2.06m x 1.83m)

Bedroom One

13'4" plus bay x 11'0" (4.06m plus bay x 3.35m)

En-suite

6'10" x 5'8" (2.08m x 1.73m)

Bedroom Two

13'3" x 11'8" (4.04m x 3.56m)

Shower Room

7'0" x 6'7" (2.13m x 2.01m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC - B

Gas fired central heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Ultrafast broadband via Openreach & Gigaclear with speeds to 1800mbps. Jan 25.

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) – Jan 25.

Construction Type - We understand the property to be of a timber frame construction with a brick exterior. The property does benefit from 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 Jan 25 - There are no planning permission applications immediately adjacent to this property. Although we understand there is currently an appeal lodged for a development site of up to 50 properties within the village.

Service Charge - £54.70 Per Month (2024/25)

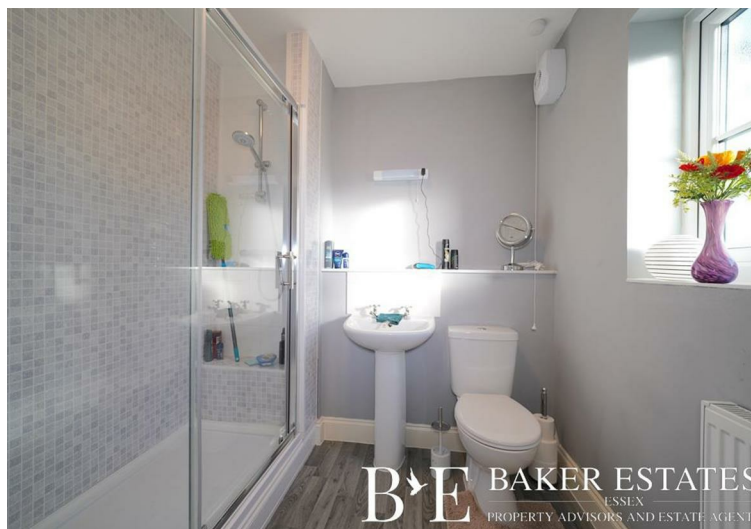
Intermediate Affordable Housing Scheme Explained...

This property is available at a discounted rate of 25% below it's open market freehold value based on and RICS valuation. Any persons wishing to purchase this property would need to qualify under the following criteria with each application to purchase assessed by English Rural Housing Association. Please note that a restriction upon the legal title states that this 25% discount must be passed on in perpetuity in the event of property sale.

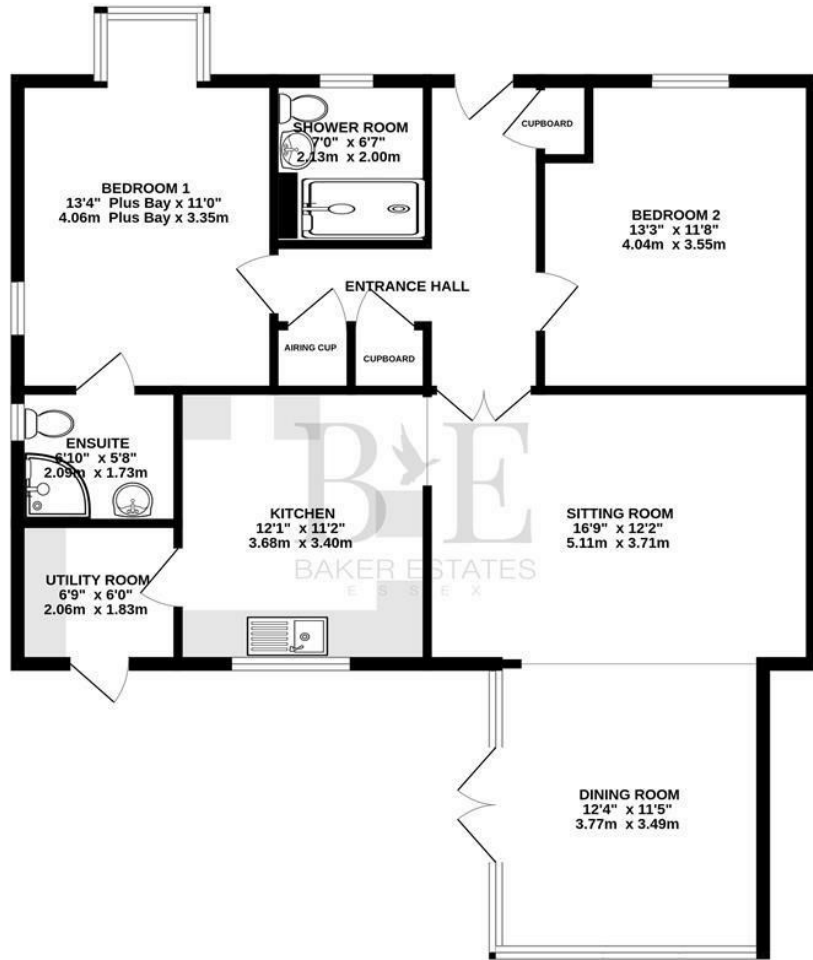
Eligible Households will be required to have a local area connection to the parish of Wickham Bishops, and be defined as "Older People" who are over the age of retirement and those who's housing need encompass accessible, adaptable general needs housing for those looking to downsize from family housing.

Restrictive Covenants

The property sale contains further restrictive covenants which we would suggest you discuss in detail with the selling agents as soon as practically possible to ensure you have all information to make an informed decision.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

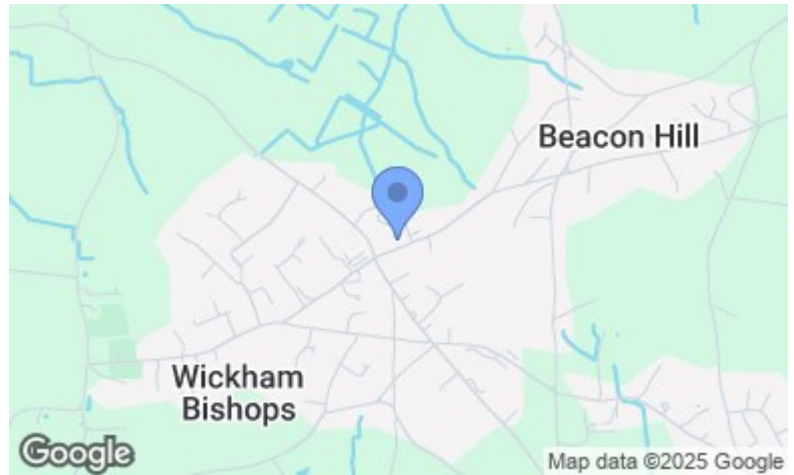


TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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		93
(81-91) B	83	
(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	

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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.