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DAVID MARTIN  
GROUP

**Kelvedon Road**  
Wickham Bishops, Witham, CM8 3NA

**£315,000**  
EPC Rating 'TBC'

- Semi Detached Two Bedroom House
- Established Gardens to Front & Rear
- Parking to The Rear of The Property
- Character Features







## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom semi detached cottage style property in the highly sought after village of Wickham Bishops with good access to Witham, Maldon and Tiptree with their excellent range of shops, schools and amenities. The property offers a lounge with open fireplace, kitchen/breakfast room, landing, two bedrooms and bathroom. Outside the property benefits from gardens to front and rear and parking spaces to the rear of the property. Viewing is highly recommended to appreciate the setting and character the property offers.



#### LOUNGE

13' 9" x 9' 9" (4.19m x 2.97m) Entrance to the property is made via a part glazed entrance door to front aspect leading into the lounge featuring a redbrick open fireplace with log burner inset, turning stairs rising to first floor landing, TV aerial point, window to front aspect, wooden flooring, door to:

#### KITCHEN/BREAKFAST ROOM

16' 5" x 7' (5m x 2.13m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splashing tiling, plumbing for washing machine, wooden flooring, electric panel heating, window and half glazed door to rear aspect, space for table and chairs.



#### LANDING

Access to loft space, door to:

#### BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.95m) Being well lit by two windows to front aspect, electric panel heater, airing cupboard housing lagged water cylinder.

#### BEDROOM TWO

10' x 9' 6" (3.05m x 2.9m) Window to rear aspect, electric panel heater.



#### FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, window to rear aspect.







#### OUTSIDE

To the front of the property there is a garden laid to lawn with laurel hedge borders, pedestrian access to rear garden.

#### REAR GARDEN

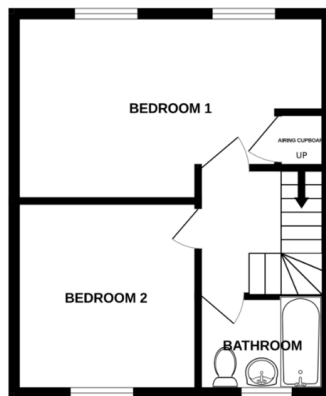
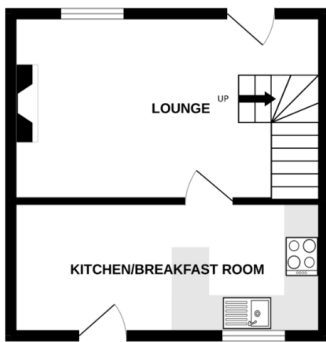
Rear garden being well enclosed by panel fencing, patio area to the rear of the property, two wooden storage shed and workshop with power and light connected. Flower beds and shrubs. Parking space to rear of the property for two cars with further storage shed.

#### AGENTS NOTE

Viewing is advised to appreciate the setting and character the property offers.



The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements