



**The Street, Wickham Bishops, CM8 3NN**  
**£1,200 Per month**



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### Some More Information

Accessed through a shared entrance door stairs lead to the first floor where the entrance door leads into the central hallway which provides access to all room. The double width opening leads into the sitting room where a picture window overlooks the rear and leads around through a dining area and into the kitchen. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath laminate worktops.

Bedrooms one and two are located to the front of the property and both are serviced by the central bathroom which has a window to the side.

### Externally

Externally the property benefits from one parking space in the communal courtyard to the rear.

### 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, 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

3' x 8'6" (0.91m x 2.59m)

### Sitting Room

14' max x 9'8" (4.27m max x 2.95m)

### Kitchen Area

7'6" x 7' (2.29m x 2.13m)

### Dining Area

6'2" x 7' (1.88m x 2.13m)

### Bedroom One

12'5" x 8'7" (3.78m x 2.62m)

### Bedroom Two

10'6" x 5'10" (3.20m x 1.78m)

### Bathroom

7' x 5'6" (2.13m x 1.68m)

### Services

Council Tax Band - A

Local Authority - Maldon District Council

EPC - E

Mains Electric  
Electric Storage Heating  
Mains Water  
Mains Sewerage

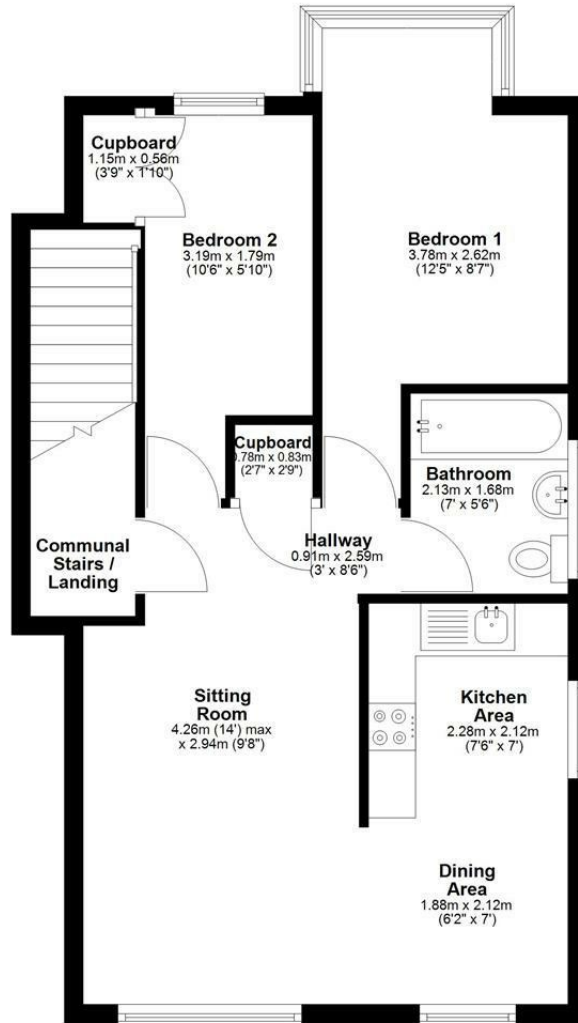
\*Ultrafast broadband available in the area via Openreach with speeds up to 1000mbps

\*Best Mobile coverage for the area is available from O2. (Details obtained from Ofcom - March 2026).



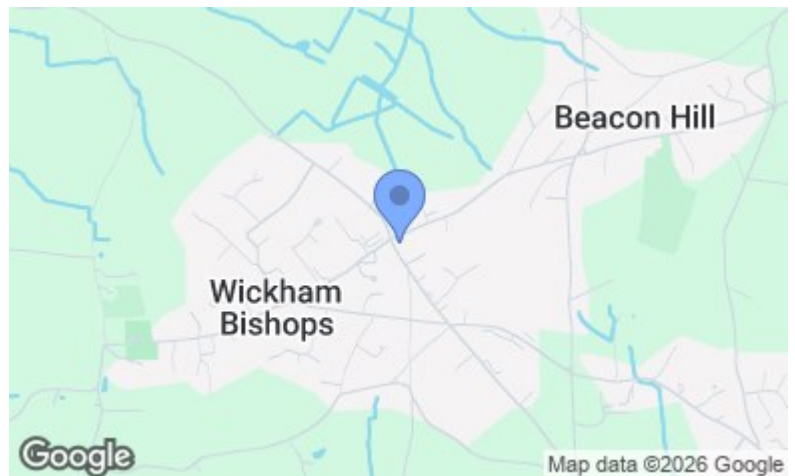
# First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	42

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.