



30 Blacksmiths Lane, Wickham Bishops , CM8 3NR
 £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Conveniently located CLOSE to the VILLAGE CENTRE is this THREE BEDROOM, DETACHED BUNGALOW. The property features a beautiful SOUTH FACING rear GARDEN, lounge/diner which overlooks the garden. There is a re fitted shower room directly off the hallway as well as a kitchen/breakfast room. This bungalow offers versatile living, if your living arrangements doesn't require three bedrooms, these rooms could be used as a dining room, study or reading room. Externally the property benefits from 23ft tandem garage and driveway parking for 3/4 cars.

Tenure: Freehold - Council Tax Band: E - Awaiting EPC.

Entrance Porch
 Double glazed French style doors;

Hallway
 Main entrance door, airing cupboard, storage cupboard, radiator.

Shower Room
 Walk in shower, mains shower unit, concealed cistern wc, wash basin with vanity storage, double glazed windows, radiator, extractor.

Kitchen/Breakfast Room 15'9 x 14'4 (4.80m x 4.37m)
 Fitted base units, work top surfaces with stainless steel sink and drainer, wall mounted replacement gas boiler, radiator, serving hatch, double glazed window, uPVC 'stable' style door leading out to the garden.

Lounge/Diner 15'11 x 14'4 (4.85m x 4.37m)
 Feature gas fire with surround, radiator, double glazed 'French' style doors with double glazed side windows leading out to the south facing garden, serving hatch.

Bedroom One 13'4 x 10' (4.06m x 3.05m)
 Double glazed window, radiator.

Bedroom Two 10'2 x 8'9 (3.10m x 2.67m)
 Double glazed window, radiator.

Bedroom Three 9'10 x 8'7 (3.00m x 2.62m)
 Double glazed window, radiator., built in storage cupboard.

Outside

Garden
 In my opinion a beautiful south facing garden with a mixture of trees, hedges, flowers, shrubs and lawn. Patio area, gated side access, door to garage.

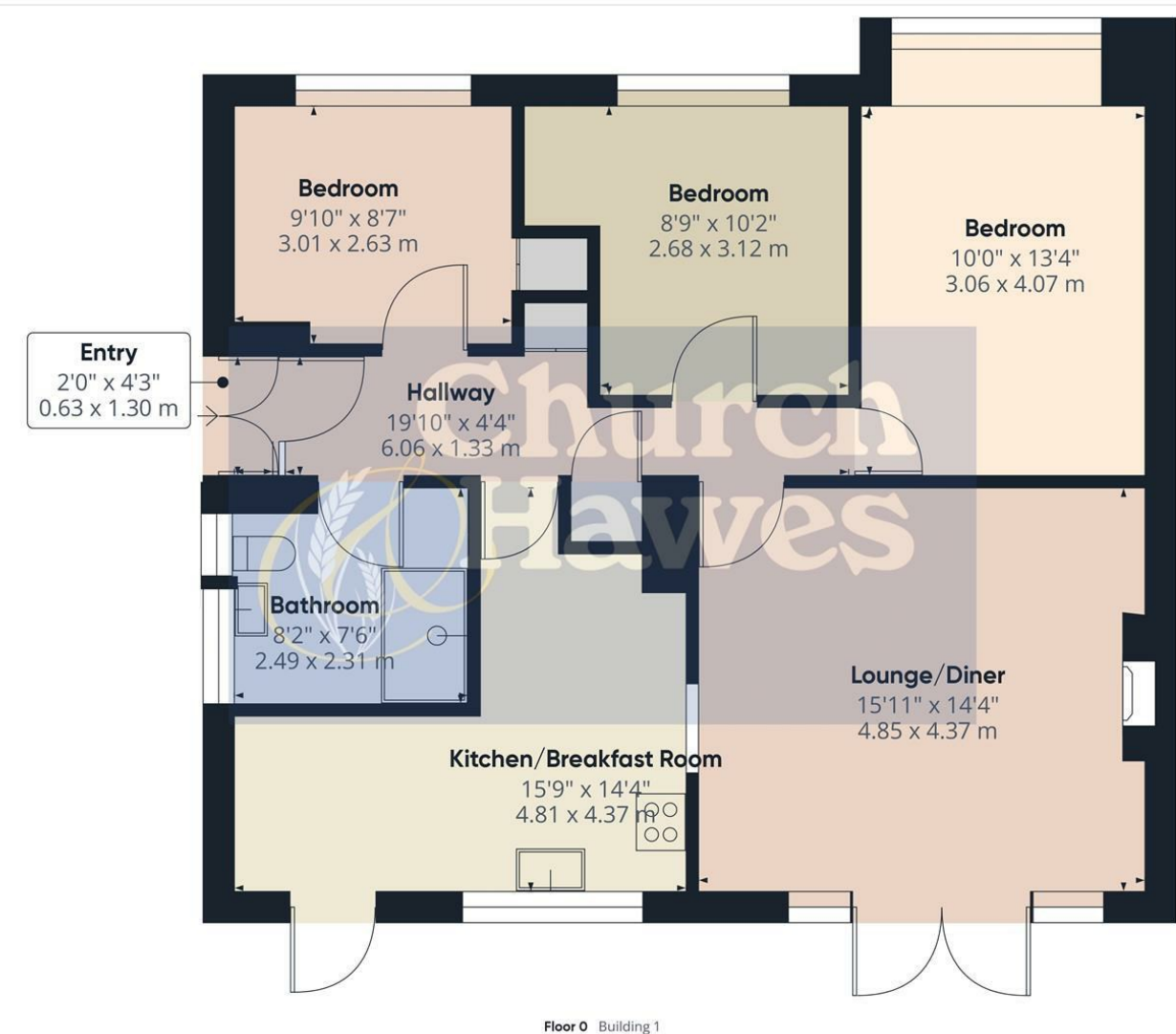
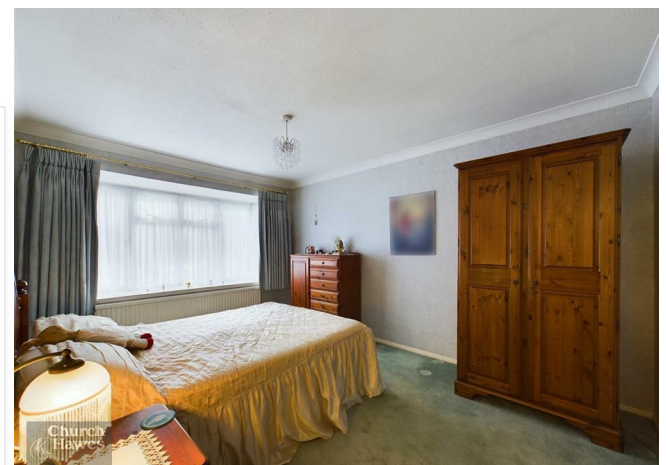
Parking
 Driveway parking for 3/4 cars

Garage 23' x 7'10 (7.01m x 2.39m)
 Up and over door, power and lighting connected

Wickham Bishop
 Wickham Bishops is located on the Blackwater Ridge. The village itself offers extensive amenities including: convenience store, Hairdressers, Beauty Salon, Village Hall, Library, Extensive playing fields and Tennis Courts.

Wickham Bishops is approximately three miles from Witham, which has a main line station with services to London and Ipswich. The village is also within easy access to the A12.

Agents Note
 These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Approximate total area
 877 ft²
 81.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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