



KELVEDON ROAD, WICKHAM BISHOPS, WITHAM, CM8

GUIDE PRICE £595,000





Ezelet are delighted to offer for Sale a 1960s detached four-bedroom house, situated in the popular village Wickham Bishops. The property comprises of four double bedrooms, lounge, kitchen, dining room, sunroom, utility room, downstairs cloakroom, separate shower room and family bathroom, garage and a large rear garden. Further benefitting from having a new roof and double glazing and Oil-fired Gas Central heating. The property would benefit from having the kitchen, bathroom and shower room updated. An early viewing is advised to appreciate the benefits and advantage this property has to offer.



#### ENTRANCE HALL

17' 5" x 6' 6" (5.31m x 1.98m) Double glazed front door, side window, under stairs area, stairs to first floor, door to living room/ dining room/ garden room. kitchen and cloakroom.

#### LOUNGE

14' 10" x 11' 8" (4.52m x 3.56m) UPVC double glazed window to the front, feature fireplace, radiator, door to garden room.



#### GARDEN ROOM

16' 0" x 8' 9" (4.88m x 2.67m) UPVC double glazed French doors to garden, window to either side, parquet flooring, serving hatch to the kitchen, 2 x radiators.

#### DINING ROOM

15' 9" x 8' 9" (4.8m x 2.67m) UPVC double glazed window to the front, parquet flooring.

#### CLOAKROOM

8' 9" x 3' 8" (2.67m x 1.12m) Window to the side, low level wc, hand wash basin, 1 x radiator.

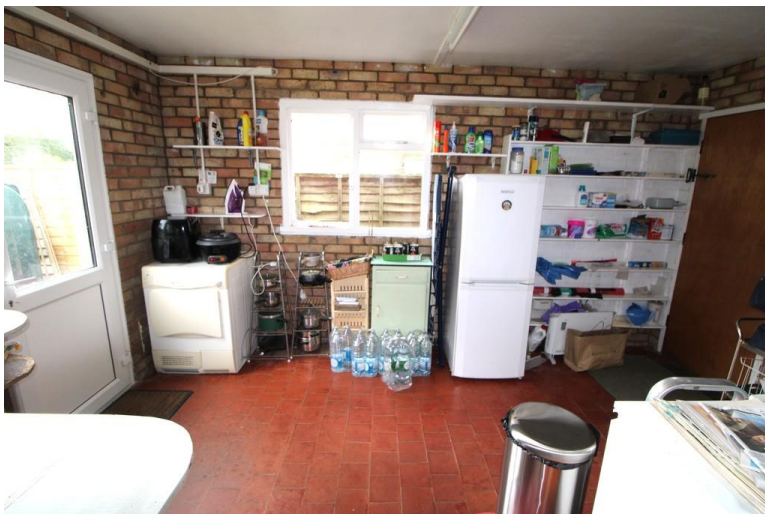


#### KITCHEN

12' 4" x 8' 9" (3.76m x 2.67m) Double glazed window to rear, glazed door to utility/ store room, 1 1/2 bowl sink unit with worktop to either side, with cupboard below matching eyelevel units above, electric hob, 1 1/2 eyelevel oven & grill with cupboard above.

#### UTILITY ROOM/ STORE ROOM

14' 8" x 9' 3" (4.47m x 2.82m) UPVC double glazed door to rear garden, glazed skylight, free standing oil boiler, plumbing for washing machine, door to garage.



#### GARAGE

16' 9" x 9' 7" (5.11m x 2.92m) UPVC double glazed window to the side, up and over doors, power and lights.

#### STAIRS

Stairs to landing, access to loft, 1 x radiator.

#### BEDROOM ONE

14' 4" x 10' 5" (4.37m x 3.18m) UPVC double glazed window to the front, 1 x radiator, built in wardrobes.

#### BEDROOM TWO

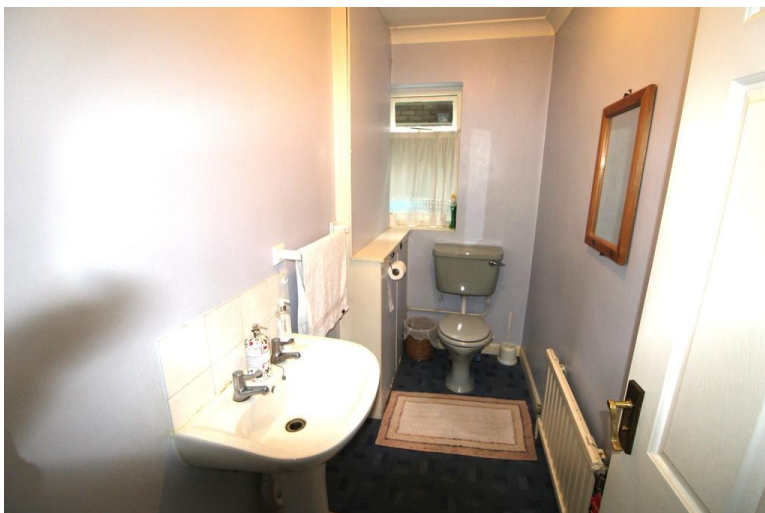
14' 10" x 11' 8" (4.52m x 3.56m) UPVC double glazed window to the front, 1 x radiator, built in wardrobes, fitted carpet.

#### BEDROOM THREE

12' 8" x 9' 0" (3.86m x 2.74m) UPVC double glazed window to the rear, 1 x radiator.

#### BEDROOM FOUR

8' 8" x 7' 7" (2.64m x 2.31m) UPVC double glazed window to the side, built in wardrobes, 1 x radiator.





### SHOWER ROOM

Shower cubicle. low level wc, hand wash basin, towel rail, 1 x radiator, vinyl flooring.

### BATHROOM

8' 9" x 7' 9" (2.67m x 2.36m) UPVC double glazed window to the rear, family bathroom, corner jacuzzi bath, low level wc, hand wash basin, airing cupboard, 1 x radiator, vinyl flooring.

### GARDEN

Outside to the front lawned area, flower and shrub borders. rear garden flower and shrubs border, mainly laid to lawn.



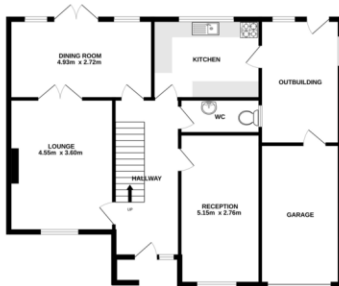
### PARKING

Driveway leading to garage.

- \* Four Double Bedrooms
- \* Three Reception Rooms
- \* Cloakroom
- \* Utility/Storeroom
- \* Garage
- \* Oil Central Heating
- \* Popular Village
- \* 2.5 miles from Witham Train Station.
- \* Needs Updating.
- \* Good Sized Plot
- \* Must Be Viewed

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other facts 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 accuracy, relevance and applicability of this plan has not been verified and is provided as a guide only. Made with Metropack (2024) in green.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		