Fenn Wright

THE HOME OF PROPERTY



Wickham Road, Witham, Essex, CM8 1XE

£1,200 per month

Fenn Wright lettings are pleased to present to the market this well presented two bedroom ground floor apartment.

- 5 Minute Drive from mainline train station
- Ground floor apartment
- Allocated parking space
- Two double bedrooms
- Available now
- Unfurnished











The property is located in a quiet cul-de sac location on the outskirts of Witham town centre and just a short drive from the A12 and mainline train station.

You enter the property on the ground floor into an entrance hall with doors to all rooms, airing cupboard and further large storage cupboard. To the left is a spacious living room with large window to side aspect. The kitchen offers a range of base and eye level units, oven with hob and extractor above and spaces for further appliances. A modern bathroom suite offering panelled bath with shower above and fitted screen, wc and hand wash basin. There are two bedrooms, both of which are double size and both benefit from built in wardrobe space. The property further benefits from an allocated parking space, double glazed windows and electric heating.

Important information
The rent is exclusive of utilities and council tax.
Deposit: £1384.61 or our deposit replacement product
Availability: Now!
Parking - Off road parking space
Council tax band - B
EPC rating - D

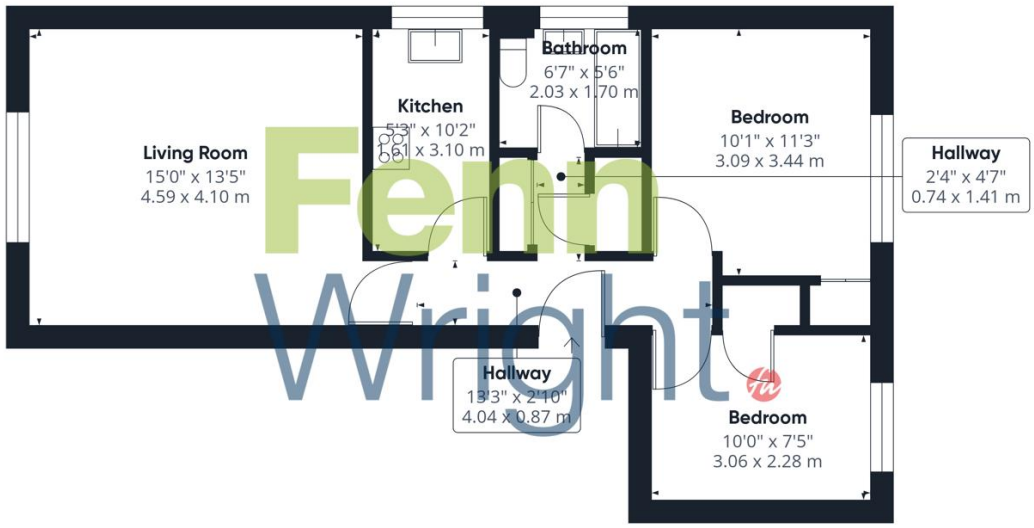
Services - We understand that mains water, drainage and electricity are connected to the property.
Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - October 2026).
Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Three and Vodafone. (Ofcom Mobile Checker – October 2026)

Holding deposit
Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.



Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Wickham Road
Witham
Essex, CM8 1XE



Approximate total area(1)

563 ft²

52.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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64 Newland Street, Witham, CM8 1AH

fennwright.co.uk

Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.