

PESTELL & Co

ESTABLISHED 1991



HIGH STREET, GREAT DUNMOW
RENTAL £1150 PCM

A LARGE SPLIT LEVEL 1 BEDROOM MAISONETTE | FIRST FLOOR
KITCHEN DINER | SHOWER ROOM WITH UTILITY CUPBOARD |
FULLY INTEGRATED KITCHEN | SECOND FLOOR LIVING ROOM |
PRIVATE REAR COURTYARD GARDEN WITH HOME OFFICE AND LARGE
STORAGE CUPBOARD

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

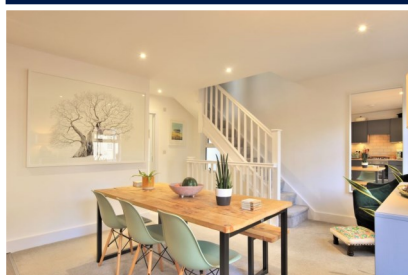
An extremely unique and immaculate 1 bedroom split level maisonette boasting a private rear courtyard garden and home office ideal for the professionals that like to stand out from the crowd. A much larger than usual maisonette with private entry, first floor accommodation of kitchen diner, bedroom and shower room with utility cupboard, second floor living room, whilst externally enjoying a private rear courtyard, home office and large storage cupboard. All a stones throw away from Great Dunmow's High Street.



ENTRANCE HALL

KITCHEN DINER
17'0" X 12'6"

LIVING ROOM
17'0" X 11'10"





BEDROOM 12'9" X 10'4"

BATHROOM 9'6" X 6'3"



With composite panel obscured glazed front door leading into.

ENTRANCE HALL

With wall mounted fuse board and meters in cupboard housing, tiled flooring, carpeted stairs leading up to.

KITCHEN DINER 17'0" x 12'6"

With kitchen comprising array of eye and base level cupboards and draws with complimentary wood effect square edge work surface one and half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, integrated fridge freezer, four ring stainless steel gas hob with oven under, tiled splash back and extractor fan above, array of power points, insert ceiling downlighting, smoke alarm, two windows to front, wall mounted radiator, division of wood effect laminate floor and carpet, stairs leading up to living room with doors to rooms.

BEDROOM 12'9" x 10'4"

With window to rear, insert ceiling downlighting, wall mounted radiator, fitted carpet, telephone and power points.

BATHROOM 9'6" x 6'3"

Comprising a three-piece suite of glazed and tiled oversized shower cubicle with integrated twin head, close coupled WC, wall mounted vanity hand wash basin with mixer tap and tiled splashback storage underneath and above, built in cupboard housing for washing machine and wall mounted boiler, insert ceiling down lighting, extractor fan, obscure window to rear, wall mounted towel rail, tiled flooring.

LIVING ROOM 17'0" x 11'10"

With Velux window to rear, insert ceiling down lighting, wall mounted radiator, tv and power points, fitted carpet.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

OUTSIDE

The property enjoys a private courtyard with seating area to the rear of the property, south facing in nature, completely hard landscaped to patio with raised flower bed with planted laurel hedging for privacy. Property enjoys a detached home office split into two sections of large storage cupboard and home office.

HOME OFFICE 9'3" x 8'11"

With French doors, insert ceiling downlighting, laminate flooring, power points with USB cables, applicant would be advised to install BT whole home to provide internet to home office.



THE LOCATION

Excellent located in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the North.

GENERAL REMARKS & STIPULATIONS

FULL ADDRESS

84a High Street, Great Dunmow, Essex CM6 1AP

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band B

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?