

PESTELL & Co

ESTABLISHED 1991



NO
ONWARD
CHAIN



FITZWALTER PLACE, DUNMOW

GUIDE PRICE: £205,000

2 BEDROOM GROUND FLOOR APARTMENT | LIVING ROOM DINER WITH
OPEN PLAN KITCHEN | LARGE SOUTH TO SOUTH-WEST FACING
BALCONY | TELEPHONE ENTRY SYSTEM | OVERSIZED GARAGE
WELL MANICURED COMMUNAL GARDENS | AMPLE VISITOR PARKING
SHORT WALK TO HIGH STREET | RENT ACHIEVABLE £900 PCM

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

Located within a 2 minute walk from Great Dunmow High Street, this two bedroom ground floor apartment offers a large South to South-West facing balcony, living room diner with open plan kitchen, a telephone entry system, oversized garage, ample visitor parking and well manicured communal gardens.



ENTRANCE HALL

LIVING ROOM DINER 16'8" X 12'3"

KITCHEN 12'3" X 5'4"





BEDROOM 1 12'5" X 9'1"
BEDROOM 2 9'11" MAX X 6'6"
FAMILY BATHROOM



With timber panelled door opening into:

ENTRANCE HALL

With ceiling lighting, smoke alarm, wall mounted telephone entry system, wall mounted storage heater, good sized storage cupboard with wall mounted recently installed fuse boards, further airing cupboard with hot and cold water cylinders with shelving, fitted carpet, telephone and power points and doors to rooms.

LIVING ROOM DINER – 16'8" X 12'3"

With window to front, further glazed door leading out to balcony, ceiling lighting, two electric radiators, fitted carpet, TV, telephone and power points with Sky point for communal Sky dish and large opening into:

KITCHEN – 12'3" X 5'4"

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surface and tiled splashback, recess and power for oven and hob, recess and power for tall fridge freezer, recess, power and plumbing for washing machine, single bowl single drainer stainless steel sink unit with mixer tap, ceiling and countertop display lighting, extractor fan, slate effect Karndean floor and an array of power points.

BEDROOM 1 – 12'5" X 9'1"

With window overlooking balcony and communal gardens beyond, ceiling lighting, wall mounted electric radiator, built-in wardrobes with hanging rails, drawers and dressing table, an array of power points and fitted carpet.

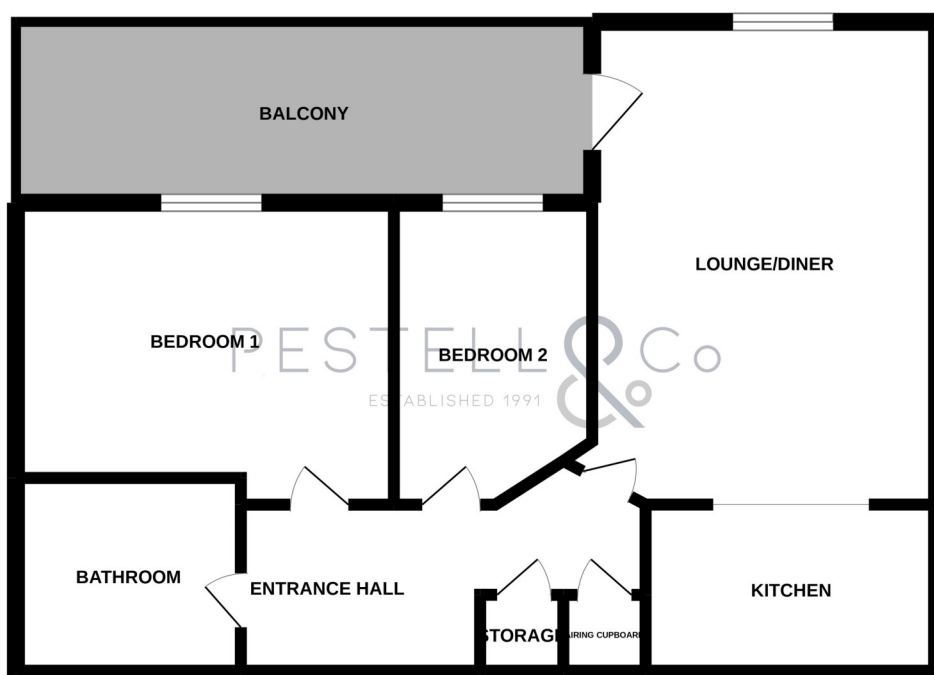
BEDROOM 2 – 9'11" MAX X 6'6"

With ceiling lighting, window overlooking balcony and communal garden beyond, wall mounted electric radiator, an array of power points and fitted carpet.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with shower attachment over, mixer tap and shower screen, full tiled surround, close coupled WC, pedestal wash hand basin, extractor fan, ceiling lighting, heated towel rail and linoleum flooring.

GROUND FLOOR 535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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.

Made with Metroplan ©2022

OUTSIDE

BALCONY – 18'4" X 5'11"

South to South-West facing balcony overlooking well-manicured communal gardens, outside lighting, and due to being on the lower level enjoys a larger than average balcony.

The property also benefits from an oversized garage and ample visitor parking.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

Fitzwalter Place is well located within a two minute walk of Great Dunmow's High Street. Great Dunmow offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

D3357

FULL ADDRESS

34 Fitzwalter Place, Chelmsford Road, Dunmow, CM6 1HB

SERVICES

Mains electricity, mains 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?