

# PESTELL & Co

ESTABLISHED 1991



THE AVENUE, GREAT DUNMOW  
OFFERS IN EXCESS OF £350,000

NO ONWARD CHAIN | 3 BEDROOM END OF TERRACE FAMILY HOME |  
SCOPE TO EXTEND TO REAR AND INTO LOFT STPP | KITCHEN DINER |  
LIVING ROOM | LARGE 75FT SOUTH WEST FACING GARDEN | LARGE  
PRINCIPLE BEDROOM WITH TWO FURTHER GOOD SIZE BEDROOMS |  
GROUND FLOOR FAMILY BATHROOM | ON STREET PARKING |  
WALKING DISTANCE TO AMENITIES

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

We are delighted to present a fantastic opportunity to purchase this well presented 3 bedroom end of terrace family home situated in a quiet residential road and on the market for the first time in 60 years. The ground floor accommodation comprises of a spacious open plan kitchen/dining area, downstairs family bathroom and living room with bay window. First floor accommodation comprising a large principle bedroom and two further good sized bedrooms or home office if you wish. A very good sized 75ft south westerly facing rear garden ideal for summer entertaining. Conveniently located with easy access to the amenities of Great Dunmow town centre. Excellent potential to extend both upwards and out to the rear stpp.



ENTRANCE HALL

LIVING ROOM - 12'0" X 10'3"

DINING ROOM - 11'11" X 9'9"

KITCHEN - 11'11" X 6'0"

INNER HALLWAY

GROUND FLOOR  
FAMILY BATHROOM





FIRST FLOOR LANDING

BEDROOM 1  
14'8" MAX X 12'0"

BEDROOM 2  
12'0" X 7'7"

BEDROOM 3  
8'9" X 8'3"



Aluminium panel and obscure glazed front door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, under stairs storage cupboard, ceiling lighting, smoke alarm, wall mounted radiator, fitted carpet, window to front, wall mounted fuse board and electric meter, doors to rooms;

#### LIVING ROOM 12'0" X 10'3"

With bay window to front, ceiling and wall mounted lighting, wall mounted radiator and thermostat, electric fireplace with tiled hearth, fitted carpet and power point.

#### DINING ROOM 11'11" X 9'9"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, electric fireplace, large opening through to;

#### KITCHEN 11'11" X 6'0"

With eye and base level units and drawers, work surfaces and tiled splashback, single bowl, single drainer stainless steel sink unit with twin taps, recess for freestanding oven, ceiling lighting, power points, wood effect linoleum flooring, door through to;

#### INNER HALLWAY

With ceiling lighting, wood effect linoleum flooring, obscure glazed door to rear garden, utility cupboard with power and plumbing for washing machine and tumble drier, further door to;

#### GROUND FLOOR FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with twin taps and half tiled surround, pedestal wash hand basin with twin taps, close coupled W.C., obscure window to rear, ceiling lighting, wall mounted radiator, water meter and stopcock, tile effect carpeted flooring.

#### FIRST FLOOR LANDING

With window to side, ceiling lighting, smoke alarm, access to loft, fitted carpets, doors to rooms;

#### BEDROOM 1 – 14'8" MAX X 12'0"

With two windows to the front aspect, two built in double wardrobes, ceiling lighting, wall mounted radiator, power point, fitted carpet.

#### BEDROOM 2 – 12'0" X 7'7"

With window overlooking rear garden, ceiling lighting, built in single wardrobe, wall mounted radiator, power point, fitted carpet, ornate decorative fireplace.

#### BEDROOM 3 – 8'9" X 8'3"

With window overlooking rear garden, cupboard housing hot water cylinder and wall mounted Worcester boiler, further built in single wardrobe, ceiling lighting, wall mounted radiator, fitted carpet, power point.



## OUTSIDE

The front of the property is approached along the tree lined avenue with a wrought iron gate leading into;

## FRONT GARDEN

Laid primarily to block paving with beautifully kept flower beds retained by brick walling, steps to covered porch with light, side pathway with gated access into;

## REAR GARDEN

Approximately 75ft in length and being a south facing orientation. Laid primarily to lawn, entertaining patio to the immediate rear of the property, shrub and herbaceous beds, retained by well manicured hedging, mature trees and timber shed to rear.



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 D. 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		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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

## THE LOCATION

**Great Dunmow** is an historic market town with many period buildings including the imposing town hall. Access is good with road and rail links via the A120 that further supplies access to the M11 and M25. The highly regarded schools are within walking distance. The town provides an excellent boutique shopping experience along with schools, pubs and award winning restaurants, with the adjoining picturesque villages supplying an even wider range of eateries. Plenty of events throughout the year supplying a wealth of community spirit including but limited to - weekly market, annual Soapbox race, Christmas Fayre, town carnival as well as the 4 yearly Flich Trials. The town also has a successful, family orientated cricket club with teams for all members of the family, a tennis club and leisure centre with swimming pool.

GENERAL REMARKS & STIPULATIONS

D3355

FULL ADDRESS

20 The Avenue, Great Dunmow, Essex CM6 1BQ

SERVICES

Mains electricity, gas fired central heating, water and drainage.

LOCAL AUTHORITY

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

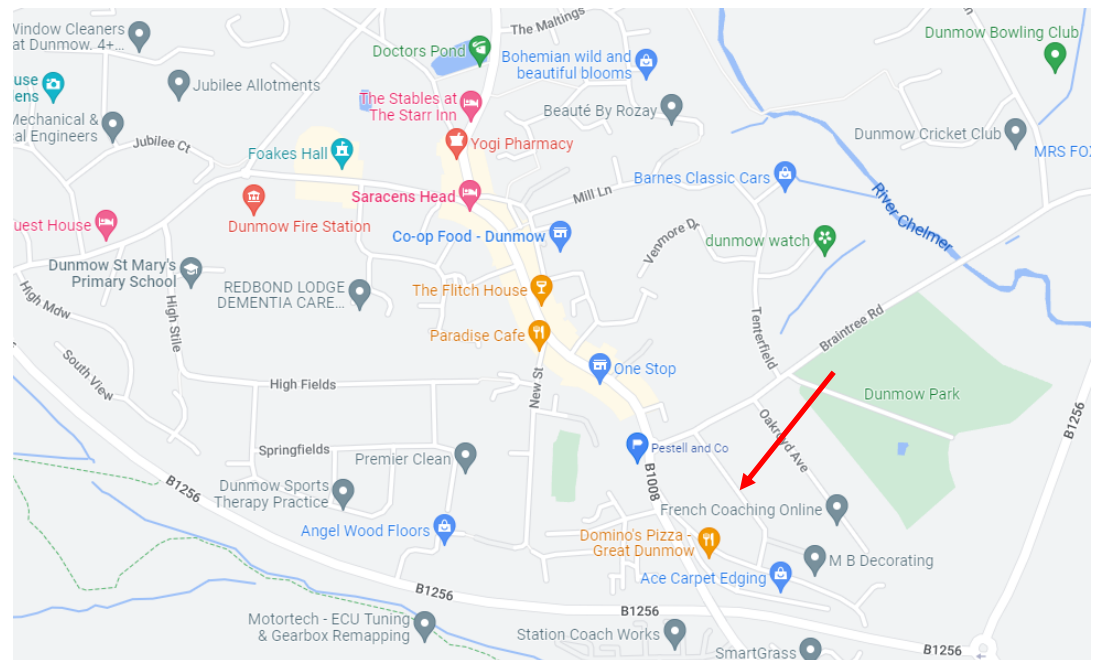
COUNCIL TAX BAND

Band C

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



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

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 32 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?