

# PESTELL & Co

ESTABLISHED 1991



## RIVERSIDE, GREAT DUNMOW

3 bedroom semi-detached | Guide price £350,000

Cash Buyers Only | Evidence of Subsidence

## RIVERSIDE, GREAT DUNMOW

We are pleased to offer this three bedroom semi-detached house set over two floors. It boasts a large living room diner and three bedrooms. The property has a single garage, off-street parking for two vehicles, an enclosed rear garden and is a short walk to the town centre.



With timber panel and glazed opening onto:

### **PORCH**

With ceiling lighting, window to all aspects and opening into:

### **ENTRANCE HALL**

With wood flooring, ceiling lighting, power points, understairs storage with fuse box and doors to rooms.

### **LIVING ROOM/DINER – 24'3" MAX X 10'2"**

With window to front and rear aspect, French doors to garden, conventional fireplace, wood flooring, wall mounted radiators, TV and power points and gas meter.

### **KITCHEN – 10'5" MAX X 9'0" MAX**

With wood flooring, wood effect worksurface, one and a half bowl single drainer stainless steel sink unit with mixer tap, an array of eye and base level cupboards and drawers, 4 ring hob with oven below, power points, ceiling lighting, storage cupboard, tiled surround and window to rear.

### **CONSERVATORY – 8'4" X 8'5"**

With window to front rear and side aspect, ceiling lighting, power points, granite effect flooring and leading into:



**UTILITY ROOM – 8’5” X 7’5” MAX**

With single bowl single drainer sink unit with mixer tap, tiled splashback, eye and base level cupboards, ceiling lighting.

**CLOAKROOM – 4’10” X 2’6”**

With ceiling lighting, close coupled WC and extractor fan.

**FIRST FLOOR LANDING**

With window to side aspect, fitted carpets, ceiling lighting, smoke alarm and doors to rooms.

**FAMILY BATHROOM – 6’4” X 5’10”**

With glazed surround shower cubicle with integrated shower, wall mounted vanity wash hand basin with mixer tap and tiled splashback, window to front aspect, close coupled WC and integrated flush, chromium heated towel rail and insert ceiling downlighting.



**BEDROOM 1 – 13'5" X 10'6"**

With fitted carpets, window to rear aspect, wall mounted radiator, fitted wardrobes with shelving and hanging space and ceiling lighting.

**BEDROOM 2 – 12'6" X 11'3"**

With fitted carpet, window to side aspect, ceiling lighting, wall mounted radiator, power point, airing cupboard with:

**EN-SUITE – 4'11" X 4'10"**

Comprising a close coupled WC, vanity wash hand basin with mixer tap, insert ceiling downlighting, fitted carpets and storage.

**BEDROOM 3 - 9'3" X 7'11"**

With window to front aspect, ceiling lighting, power point, fitted carpet and storage space.



**FLOOR PLAN**



## OUTSIDE SPACE

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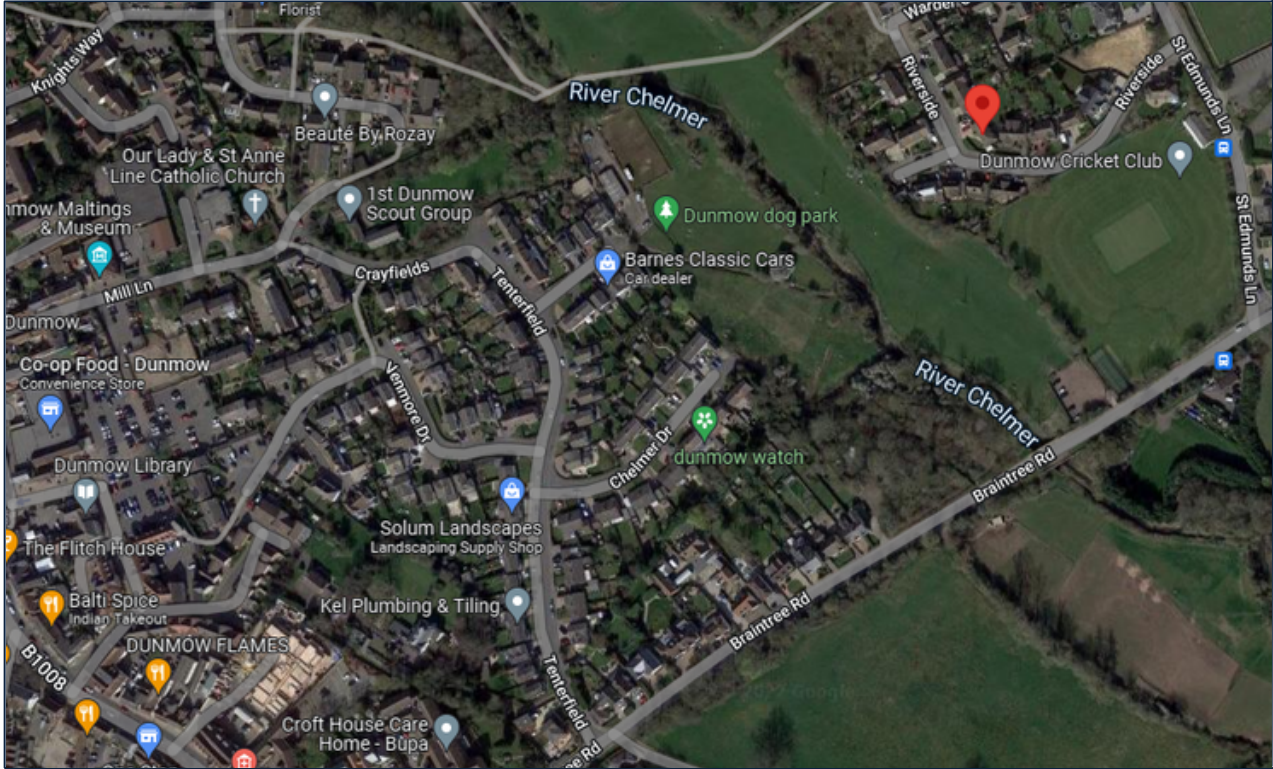
The front of the property is approached by tarmac pavement leading to drive with off-road parking for 2 cars and garage for storage, with side gate to rear garden. The front garden is split into 2 sections, one being plantation and the other being patio. The rear garden is split into 3 sections, stone, lawn and patio. The rear garden is beautifully presented and also enjoys a small pond.



## GENERAL REMARKS & STIPULATIONS

Riverside is well located just off the high street of Great Dunmow which 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.

### DIRECTIONS



### FULL PROPERTY ADDRESS

6 Riverside, Great Dunmow, Essex, CM6 3AR

### COUNCIL TAX BAND

Band D

### SERVICES

Gas fired central heating, electricity, water and mains drainage

### LOCAL AUTHORITY

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

**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.

ENERGY PERFORMANCE CERTIFICATE

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AWAITING EPC

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**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**

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Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent  
but uncertain how to go about it?

Are you a developer looking for an agent to  
market or value your site?