



## 31 SPRINGFIELDS

Dunmow, CM6 1BP

£1600PCM



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Two Bedrooms
- Ground Floor Bathroom and First Floor WC
- Kitchen/Diner with Appliances
- Lounge
- Garage and Parking
- Available Mid Feb 2024
- No Smokers
- No Sharers





## Property Description

### THE PROPERTY

Detached two bedroom property within close proximity to the town centre. Available now. No Smokers. No Sharers. No Agency fees. Deposit required of £1846.

### THE LOCATION

This detached property is situated in a desirable area on 'Springfields' and is within easy reach of all the facilities that this thriving market town offers.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow,

with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

### ENTRANCE HALL

### BATHROOM

### LOUNGE

5.55m (18'2") x 3.67m (12')

### KITCHEN/DINER AREA

5.55m (18'2") x 3.18m (10'5")

### BOOT ROOM

### FIRST FLOOR

### LANDING

### BEDROOM 1

4.50m (14'9") x 3.31m (10'10") max

### BEDROOM 2

3.67m (12') x 3.47m (11'5")

### W.C.

### OUTSIDE

The property has a driveway, a garage and a turfed rear garden.





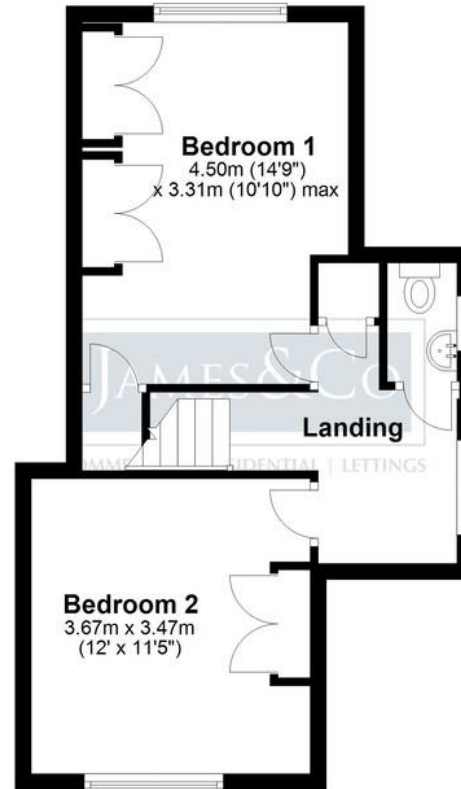
### Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact. Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band D

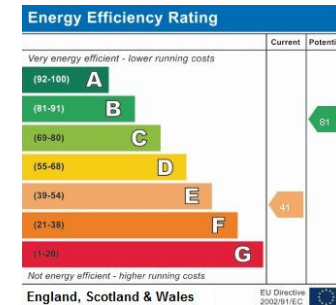
### TENURE

%tenure%

### LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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