



CHELMSFORD HOUSE, GREAT DUNMOW

GUIDE PRICE – £190,000

- 1 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LARGE OPEN PLAN LIVING DINING AREA
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- QUARTZ WORK SURFACE AND BREAKFAST BAR
- LARGE SHOWER ROOM
- 1 ALLOCATED PARKING SPACE
- RENOVATED THROUGHOUT
- GATED DEVELOPMENT
- ADDITIONAL PARKING NEGOTIABLE WITH MANAGEMENT COMPANY

A beautifully presented and recently fully renovated 1 bedroom ground floor apartment within a gated complex. The property offers open plan living, a fully integrated kitchen with stone work surfaces and breakfast bar, a large shower room, a double bedroom, storage cupboards, an allocated parking space and a communal terrace, all within walking distance of Great Dunmow High Street.





With timber door opening into:

OPEN PLAN LIVING ROOM DINER: 15'6" X 11'9"

With two windows to the front aspect both with shutters, ceiling lighting, wall mounted modern electric radiators, cupboard housing fuse board, TV and power points, oak effect laminate flooring that continues into:

KITCHEN BREAKFAST ROOM:

Comprising an array of eye and base level units and drawers with complimentary quartz work surfaces and splash back, stainless steel under sunk sink unit with mixer tap above, four ring electric hob with glazed splash back and extractor fan above, integrated oven, fridge freezer and washing machine, ceiling and counter display lighting, large breakfast bar for at least 3 people, an array of power points.

INNER HALL:

With ceiling lighting, wall mounted modern electric radiator, power point, oak effect laminate flooring, ceiling lighting, cupboard housing pressurised hot water cylinder and storage, additional storage cupboard with shelving, doors to rooms:

BEDROOM: 11'10" X 10'3"

With window to rear, ceiling lighting, wall mounted modern electric radiator, power points and fitted carpet.

SHOWER ROOM:

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, vanity mounted wash hand basin with mixer tap and electric vanity mirror above and storage under, close coupled WC, wall mounted chromium heated towel rail, obscure window to rear, full tiled surround, tiled flooring and ceiling lighting.

OUTSIDE

Externally the property enjoys a communal terrace, an allocated parking space with an additional parking space negotiable via the management company, all retained within a gated complex.

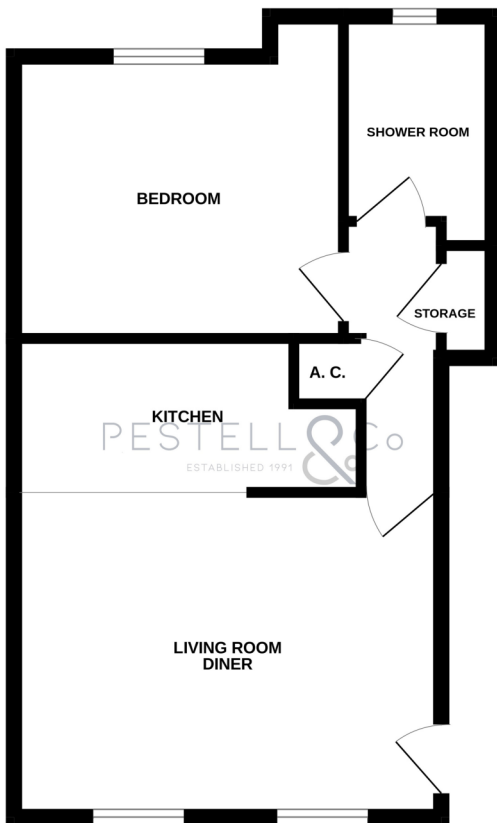


DETAILS

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 63 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN



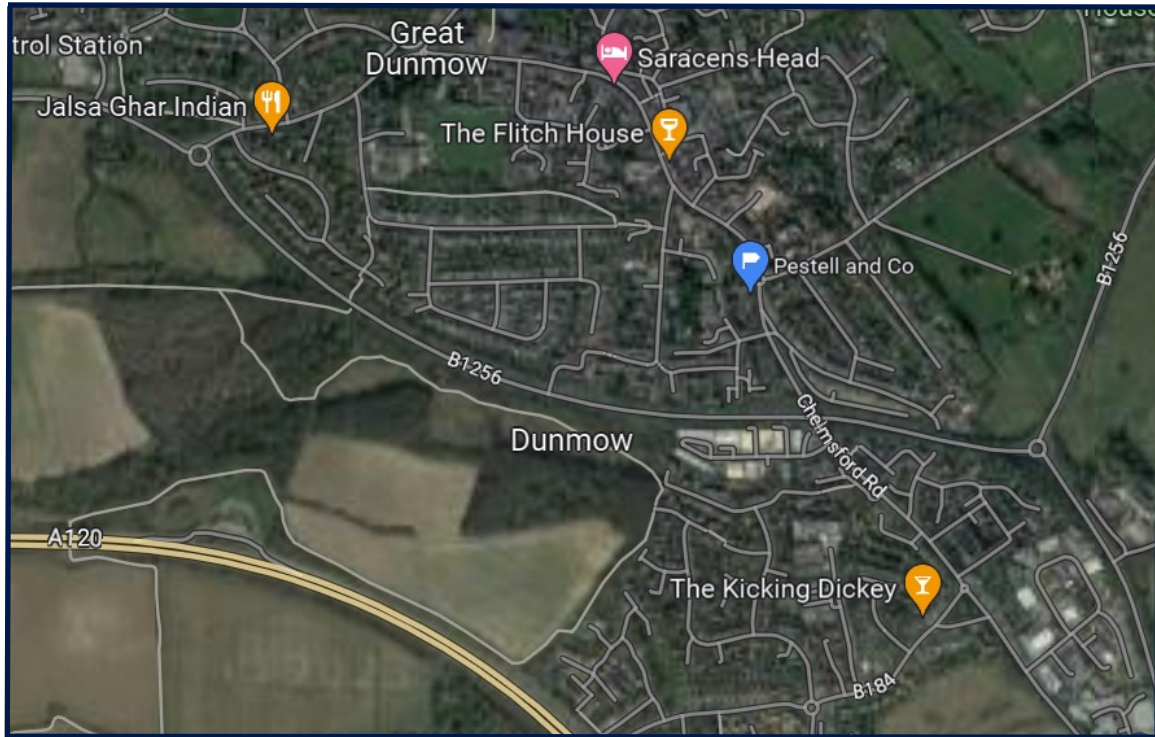
TOTAL FLOOR AREA: 459 sq.ft. (42.7 sq.m.) approx.

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.
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GENERAL REMARKS & STIPULATIONS

Chelmsford House is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

7 Chelmsford House, Chelmsford Road, Great Dunmow, Essex CM6 1EZ

COUNCIL TAX BAND

Band B

SERVICES

Electric heating and hot water, mains drainage and water

LOCAL AUTHORITY

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

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.

PESTELL & Co

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