

PESTELL & Co

ESTABLISHED 1991



HIGH STREET, GREAT DUNMOW

GUIDE PRICE – £310,000

- 2 BEDROOM MID-TERRACE
- FULL OF CHARACTER
- BEAUTIFULLY REFURBISHED
- COUNTRY SHAKER KITCHEN
- BEAUTIFUL FAMILY BATHROOM
- COURTYARD GARDEN
- OUTBUILDING, IDEAL FOR PLAYROOM OR HOME OFFICE
- ON STREET PARKING
- WALKING DISTANCE TO HIGH STREET

A beautifully presented mid-terrace house full of character and charm comprising of a living room, kitchen and family bathroom on the ground floor, two bedrooms on the first floor, whilst enjoying a rear courtyard garden with large outbuilding ideal for playroom or home office. Located just off of the main High Street, the property offers an abundance of amenities within just a few minutes walk.





With timber door opening into:

Living Room 11'11" x 10'1"

With cupboard housing electric meter and storage within, window to front, ceiling lighting, wide board oak lipped engineered flooring, wall mounted radiator, TV and power points opening through to:

Kitchen

Comprising an array of base level units and drawers with complimentary solid oak block worksurface, under sunk butler sink with mixer tap and integrated worksurface drainer, electric hob with oven under, recess and power for fridge, integrated slimline dishwasher, insert ceiling down lighting, power point, window overlooking rear courtyard, tiled splashback, continuation of the wide board oak lipped engineered flooring, feature panelled wall with Victorian wall mounted radiator, stairs leading to first floor landing and step to:

Inner hallway

With storage cupboard and recess, power and plumbing for washing machine, door to rear courtyard, continuation of the wide board oak lipped engineered flooring, and door into:

Bathroom

Comprising a three-piece suite of tile enclosed bath with integrated mixer tap and shower, glazed screen, tiled surround, vanity mounted wash hand basin with mixer tap, close coupled WC, insert ceiling downlighting, obscure window to rear, wall mounted contemporary heated towel rail, tiled flooring with underfloor heating.

First Floor Landing

With access to loft, ceiling lighting, smoke alarm, fitted carpet, doors to rooms:

Bedroom 1 – 10'5" x 10'1"

With window to front, wall to wall wardrobe with shelving and hanging rails, wall mounted radiator, ceiling lighting, power points, fitted carpet.

Bedroom 2 – 9'5" x 8'6"

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

OUTSIDE

Rear Courtyard

Completely laid to decking with outside lighting and water point with access to:

Outhouse - 8'8" x 8'4"

Currently laid and used as a playroom with window to rear, ceiling lighting, wall mounted power points, timber flooring.

The Front

The property is approached by a small garden with pathway leading to front door screened from the main road by mature hedge and gate. There is on street parking frequently available to the front or within close proximity.



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

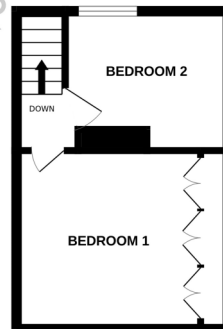
FLOOR PLAN

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



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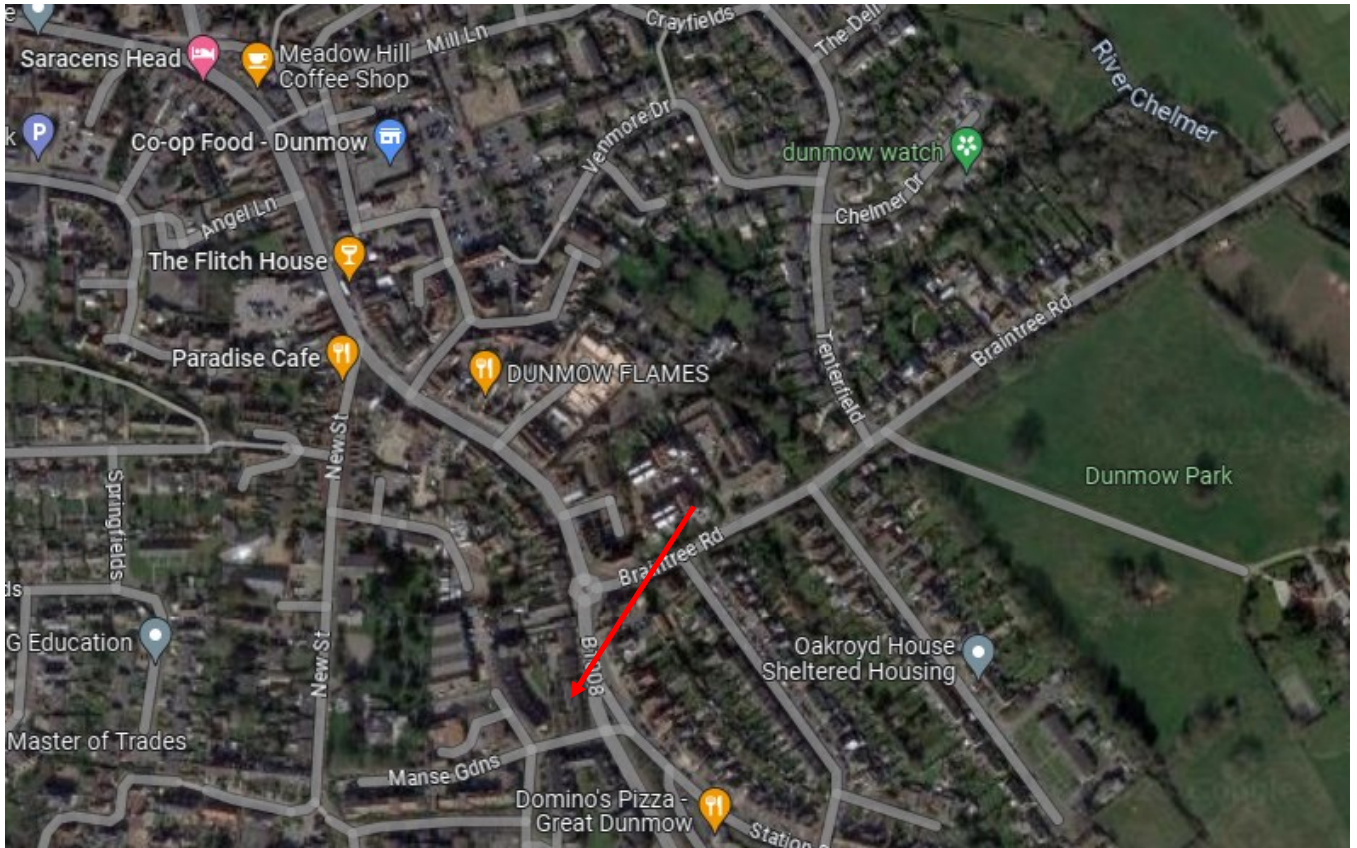


TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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, fixtures 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

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

96 High Street, Dunmow, Essex CM6 1AP

COUNCIL TAX BAND

Band B

SERVICES

Gas fired central heating, 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.

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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?