



WARWICK ROAD, LITTLE CANFIELD

GUIDE PRICE: £340,000

- VACANT POSSESSION - NO CHAIN
- 3 BEDROOM MID-TERRACE HOUSE
- BEDROOM 1 WITH EN-SUITE
- OPEN PLAN KITCHEN LIVING ROOM
- CLOAKROOM
- CUL-DE-SAC LOCATION
- OFF STREET PARKING
- SINGLE GARAGE
- 40FT REAR GARDEN
- WALKING DISTANCE TO LOCAL AMMENETIES, SCHOOLING AND BUS STOPS

A great opportunity to acquire this vacant possession and spacious three bedroom mid-terraced property within a cul-de-sac on the popular Priors Green development located in Little Canfield. The property offers large, open plan living and contemporary style kitchen, with bedroom 1 boasting an en-suite shower room and fitted wardrobe. Externally there is off street parking, a single garage and a 40ft rear garden with decking ideal for entertaining.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, wood effect vinyl flooring, storage cupboard housing electric meter and fuseboard, power points and doors to rooms.

Cloakroom

Comprising a low-level WC with integrated flush, pedestal wash hand basin with mixer tap and tiled splash back, obscure window to front, ceiling lighting, wall mounted radiator, wood effect vinyl flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with contemporary square edge stone effect work surfaces and splash back, 1 ½ bowl stainless steel sink unit with mixer tap, four ring stainless steel gas hob with oven and combination oven under, glass splash back and extractor fan over, integrated fridge freezer, integrated dishwasher, recess power and plumbing for washing machine, cupboard housing boiler, window to front, inset ceiling down lighting, wall mounted radiator, TV and power points, wood effect vinyl flooring, large opening into:

Living Room Diner: 17'3" x 12'7"

With window and French doors to rear garden, ceiling lighting, feature electric fireplace, under stairs storage cupboard, wall mounted radiator, TV telephone and power points, wood effect vinyl flooring, door returning to entrance hall.

First floor landing

With access to loft, ceiling lighting, smoke alarm, wall mounted radiator, power points, airing cupboard with hot water cylinder and shelf, fitted carpet, doors to room.

Bedroom 1: 10'2" x 8'4"

With window to front, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet, double wardrobe with mirrored sliding doors (hanging rail and shelving within), door to:

En-Suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, low-level WC with integrated flush, inset ceiling down lighting, electric shaving point, obscure window to front, wall mounted heated towel rail, wood effect vinyl flooring.

Bedroom 2: 10'0" x 8'5"

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

Bedroom 3: 8'0" x 7'0"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, pedestal wash hand basin with mixer tap, low-level WC with integrated flush, wall mounted heated towel rail, inset ceiling down lighting, extractor fan, wood effect vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via private paved pathway leading to just two properties, with personnel path dissecting two flower beds with lavender and rosemary. There is a local children's play park to front.

40ft Rear Garden

Split into lawn and entertaining decking, retained by close boarded fencing, pathway and personnel gate leading to off road parking and single garage.



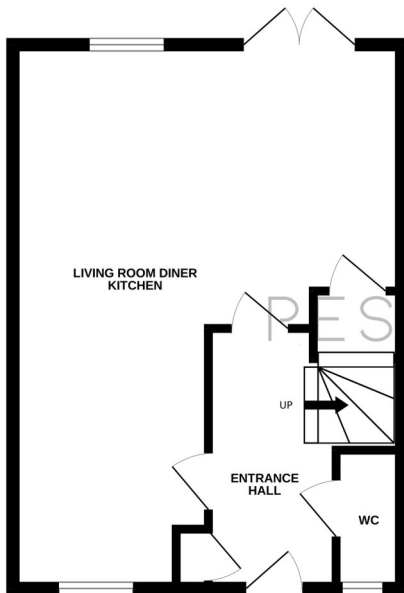
DETAILS

EPC

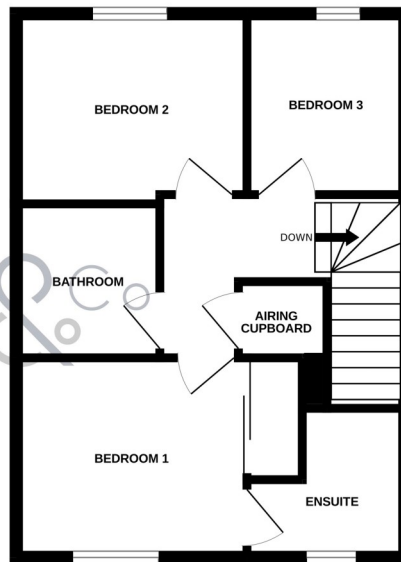
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



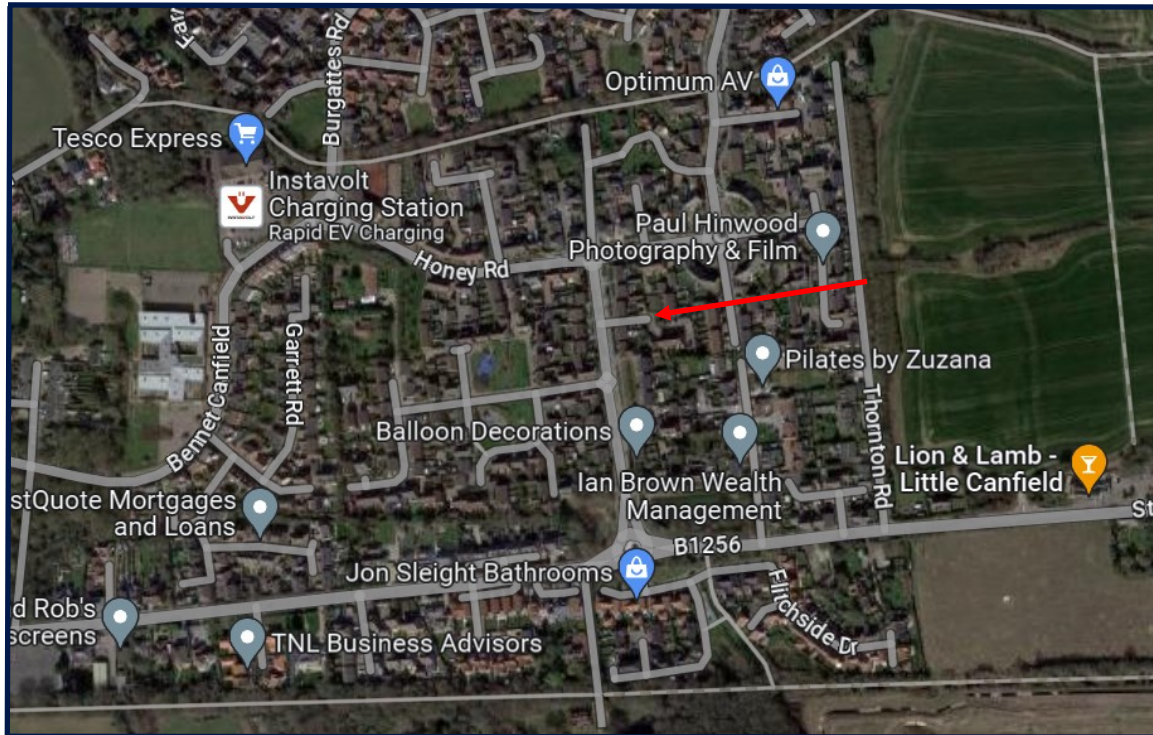
TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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

Warwick Road is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

40 Warwick Road, Little Canfield, Dunmow, Essex
CM6 1GB

COUNCIL TAX BAND

Band D

SERVICES

Mains electric, gas fired central heating, mains
water and drainage

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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