

NEW STREET, GREAT DUNMOW

GUIDE PRICE - £165,000

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- LIVING ROOM DINER
- LARGE KITCHEN
- 3 PIECE BATHROOM
- AMPLE STORAGE
- COMMUNAL RESIDENCE ONLY PARKING
- WALKING DISTANCE TO HIGH STREET

A well located ground floor apartment ideal for a first time buyer, someone downsizing or an investor. The property comprises a living room diner, large kitchen, bedroom with walk-in wardrobe and a 3 piece-bathroom. Externally, the property benefits from a share of the communal residents only parking.





With timber door opening into:

Living Room Diner 13'8" x 11'0"

With window to rear, ceiling lighting, wall mounted radiator, TV, telephone and power points, wood effect laminate flooring, storage cupboard with shelving, airing cupboard with shelving and wall mounted combination boiler. Doors to rooms.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surfaces, single bowl single drainer stainless steel sink unit with mixer tap and tiled splash back, recess plumbing and power for washing machine, oven, dishwasher, and fridge freezer. Window to rear, ceiling lighting, power points, wall mounted radiator, tiled flooring.

Inner Hall

With ceiling lighting, smoke alarm, large under stairs storage cupboard, fitted carpet, doors to rooms.

Bedroom 13'1" x 9'9"

With window to front, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring, large walk-in wardrobe with shelving and hanging rail.

Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, close coupled WC, pedestal wash hand basin with twin taps and tiled splash back, obscure window to side, wall mounted radiator, tiled flooring, ceiling lighting, extractor fan.

OUTSIDE

Externally

The property benefits from communal residents only parking that is presented with raised flower beds and retained by close boarded fencing.



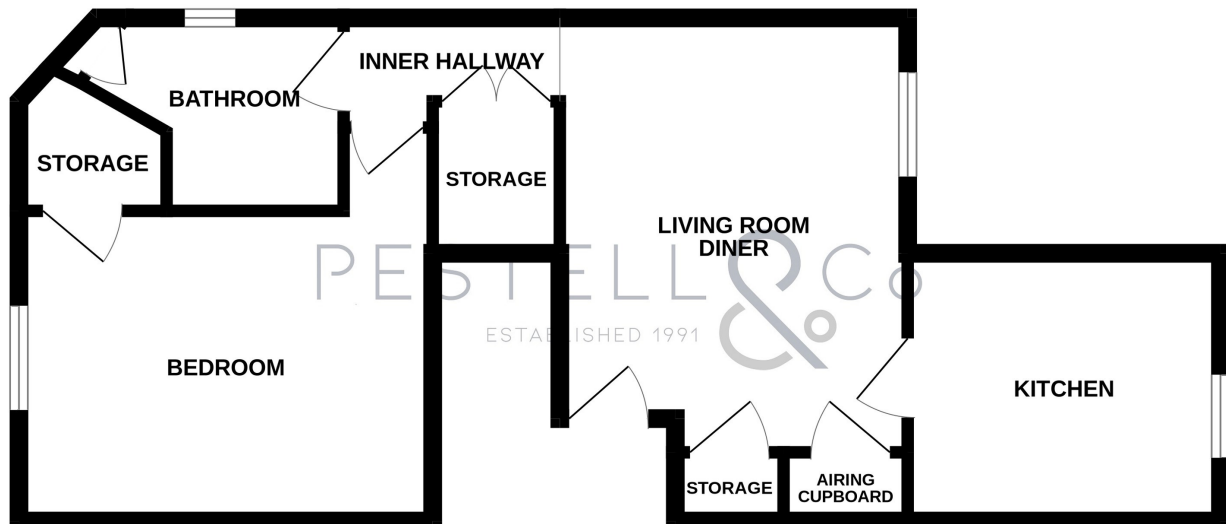
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



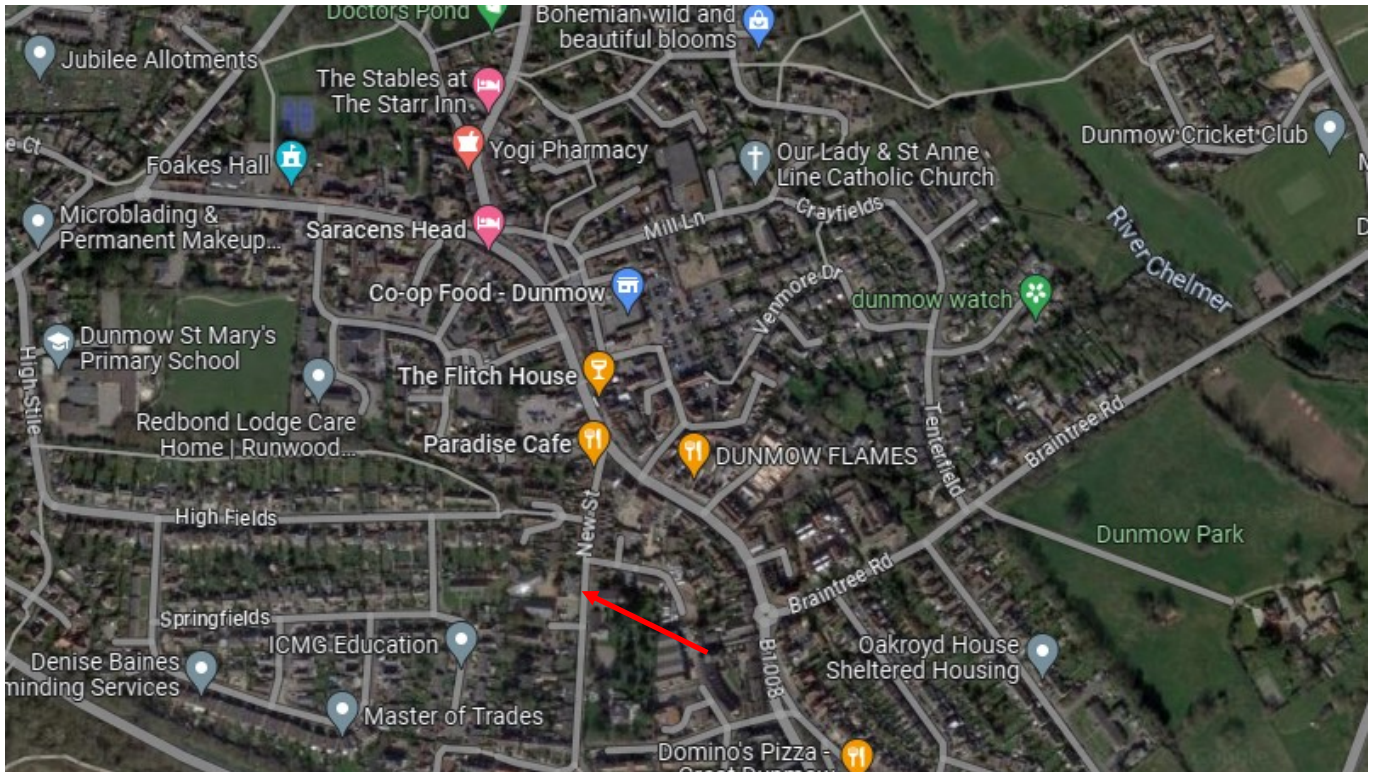
TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

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

Perfectly located within walking distance to the doctors at John Tasker House along with the High Street that offers 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.

DIRECTIONS



FULL PROPERTY ADDRESS

50 New Street, Great Dunmow, Essex CM6 1BH

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.

PESTELL & Co

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