



22 STORTFORD ROAD

Dunmow, CM6 1DG

O.I.E.O. £325,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Grade 2 Listed Property
- Three Bedrooms with First Floor Bathroom
- Two Reception Rooms
- Kitchen and Utility Area
- Ground Floor Cloakroom
- Large Cellar
- Garage and Garden
- No Onward Chain





Property Description

THE PROPERTY

An attractive double fronted three bedroom Grade 2 listed cottage requiring modernisation and benefiting from spacious accommodation, large cellar, garage and garden. Offered with vacant possession.

THE LOCATION

This attractive listed cottage is situated within easy distance to the town centre.

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

LOUNGE

3.71m (12'2") x 3.17m (10'5")

DINING ROOM

3.71m (12'2") x 3.14m (10'4")

KITCHEN

3.39m (11'1") x 2.00m (6'7")

REAR LOBBY

2.51m (8'3") x 2.49m (8'2") max

CLOAKROOM

BASEMENT

8.04m (26'5") x 3.54m (11'7")

Accessed from the entrance hall, power and light connected.

Sump pump installed.

FIRST FLOOR

LANDING

BEDROOM 1

3.71m (12'2") x 3.18m (10'5")

BEDROOM 2

3.71m (12'2") x 3.17m (10'5")

BEDROOM 3

3.39m (11'1") x 2.83m (9'3")

BATHROOM

OUTSIDE

The property has a narrow garden to the rear which is laid mainly to lawn with flower and shrub borders.

CARPORT

The property has access to a single car port to the rear which allows parking within the car port for one car.

TENURE & DETAILS

Freehold.

Council Tax Band D.

EPC exempt.



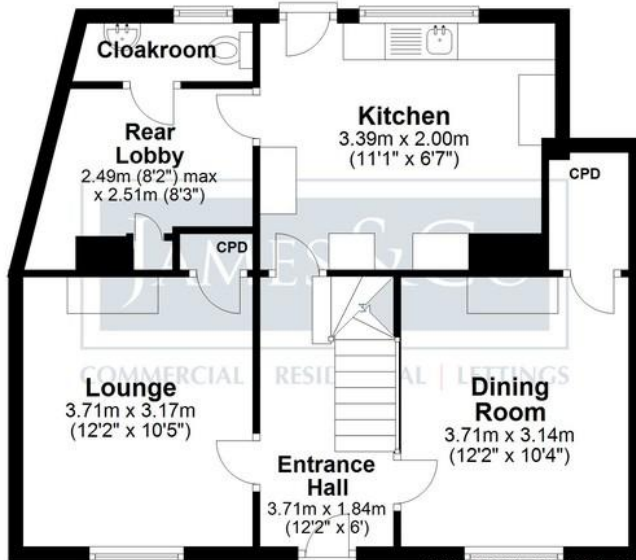
Basement

Approx. 28.4 sq. metres (306.2 sq. feet)



Ground Floor

Approx. 56.7 sq. metres (610.6 sq. feet)

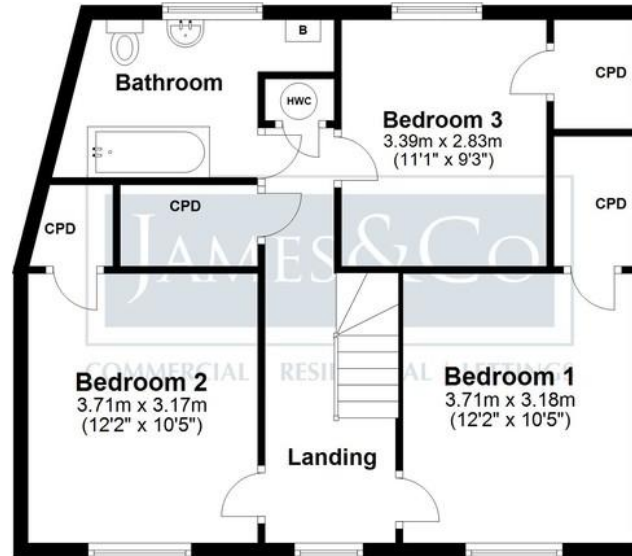


Total area: approx. 143.7 sq. metres (1546.7 sq. feet)

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.

First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

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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