

PESTELL & CO

ESTABLISHED 1991



MELLISH GROVE, GREAT DUNMOW
GUIDE PRICE - £415,000

4 DOUBLE BEDROOM MID TERRACE HOUSE | LIVING ROOM DINER |
BEDROOM WITH EN-SUITE | OFF STREET PARKING FOR TWO VEHICLES
| WEST FACING PRIVATE REAR GARDEN | CUL-DE-SAC LOCATION |
WALKING DISTANCE TO TOWN CENTRE

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01371 879100

THE PROPERTY

A well presented 4 double bedroom mid-terrace property split over three floors nestled into the corner of a quiet cul-de-sac. It offers off street parking for two vehicles, a private West facing rear garden and is a short walk to the centre of Dunmow.



ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM DINER

18'5" MAX X 15'1"





FIRST FLOOR LANDING
BEDROOM 1 12'4" X 13'2"

EN-SUITE

BEDROOM 2 13'2" X 8'6"

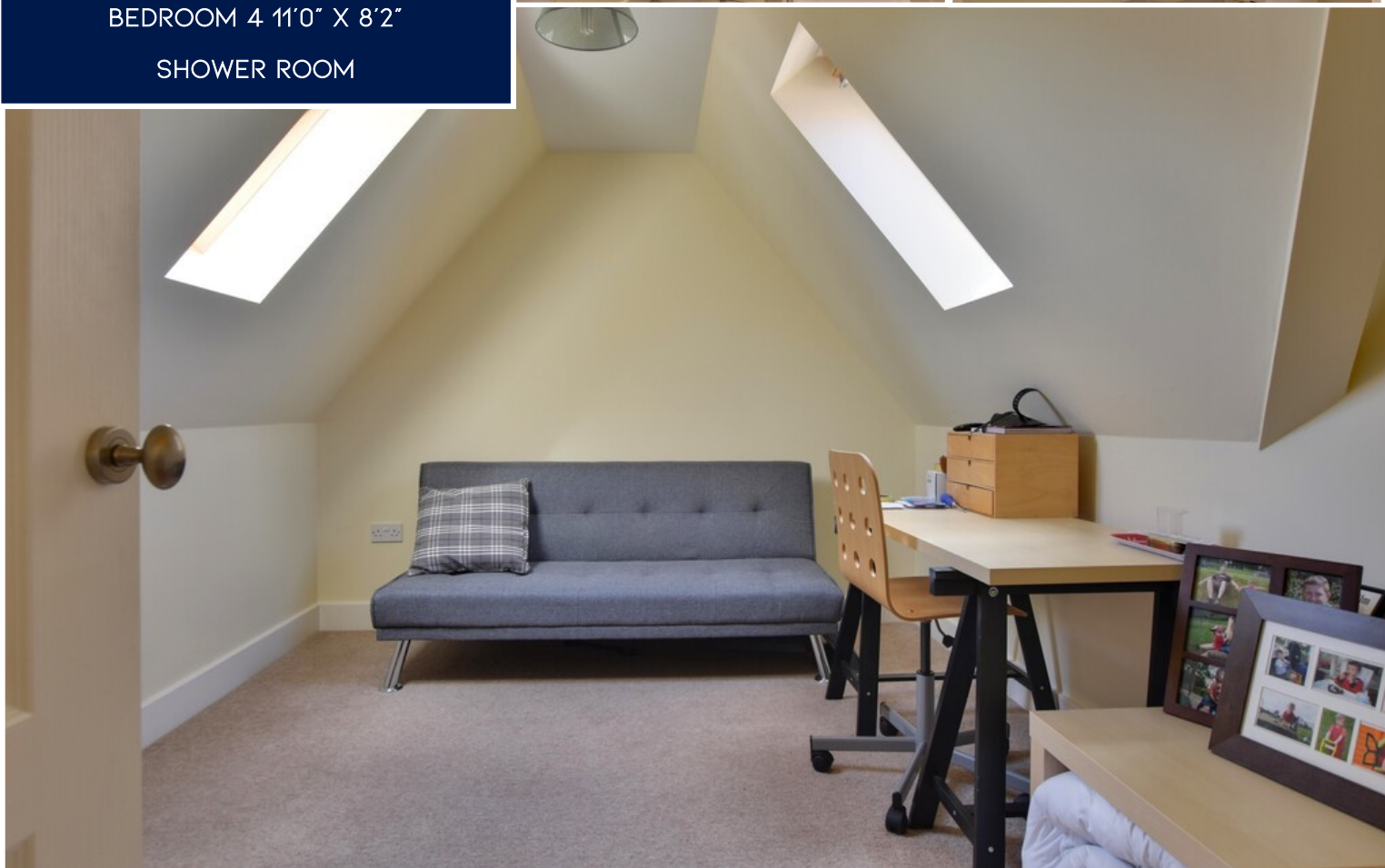
FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 3 12'4" X 9'8"

BEDROOM 4 11'0" X 8'2"

SHOWER ROOM



With composite panel and glazed door opening into:

ENTRANCE HALL

With stairs rising to first floor landing and understairs storage cupboard, ceiling lighting, smoke alarm, wall mounted radiator, wood effect laminate flooring, power point and doors to rooms.

CLOAKROOM

Comprising close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure window to front, ceiling lighting, wall mounted fuse board, wall mounted radiator and tiled flooring.

KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface, single bowl single drainer stainless steel sink unit with mixer tap, stainless steel 4-ring gas hob with tiled splashback and stainless steel extractor fan above, integrated oven, integrated microwave, integrated fridge freezer, integrated washing machine, integrated slimline dishwasher, window to front, inset ceiling downlighting, an array of power points, wall mounted radiator and tiled flooring.

LIVING ROOM DINER – 18'5" MAX X 15'1"

With ceiling and wall mounted lighting, wall mounted radiators, TV, telephone and power points, continuation of the wood effect laminate flooring and bi-folding doors leading out to West facing garden.

FIRST FLOOR LANDING

With ceiling lighting, stairs rising to second floor landing, smoke alarm, wall mounted radiator, power points and doors to rooms.

BEDROOM 1 – 12'4" X 13'2"

With a pair of built-in double wardrobes, window overlooking rear garden, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points and door to:

EN-SUITE

Comprising fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan and linoleum flooring.

BEDROOM 2 – 13'2" X 8'6"

With window overlooking front aspect, built-in double wardrobe, ceiling lighting, wall mounted radiator, telephone and power points and fitted carpet.

FAMILY 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 mixer tap and tiled splashback, inset ceiling downlighting, extractor fan, chromium heated towel rail and linoleum flooring.

SECOND FLOOR LANDING

With ceiling lighting, smoke alarm, fitted carpet, power point and doors to rooms.

BEDROOM 3 – 12'4" X 9'8"

With Velux windows to both side aspects, TV and power point, wall mounted radiator, airing cupboard housing pressurised hot water cylinder and wall mounted boiler, ceiling lighting and fitted carpet.

BEDROOM 4 – 11'0" X 8'2"

With Velux windows to both side aspects, ceiling lighting, wall mounted radiator, power points and fitted carpet.

SHOWER ROOM

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, inset ceiling downlighting, chromium heated towel rail and linoleum flooring.

THE PROPERTY

OUTSIDE

The front of the property is nicely nestled into the corner of a cul-de-sac with tarmac and shingle driveway supplying off street parking for two vehicles with personnel gated walkway supplying access into:

WEST FACING REAR GARDEN

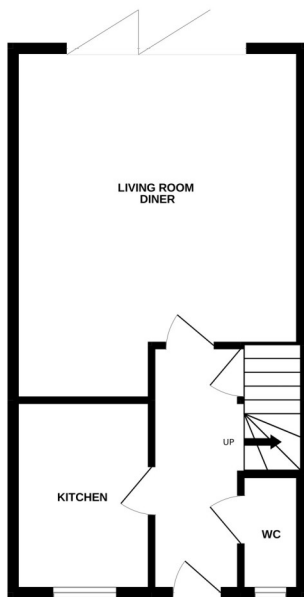
Split onto three levels of two patio and one artificial lawn with timber shed, all retained by close boarded fencing with mature shrub and tree rear fence line to supply great privacy.



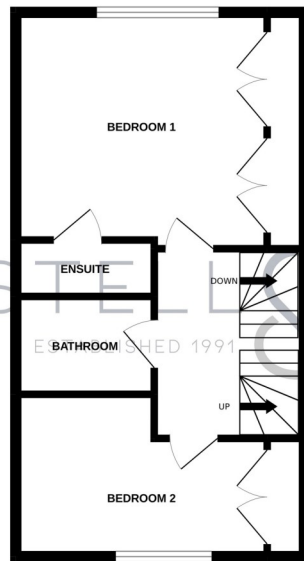
**WANT TO VIEW THIS PROPERTY?
DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US
01371 879100**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

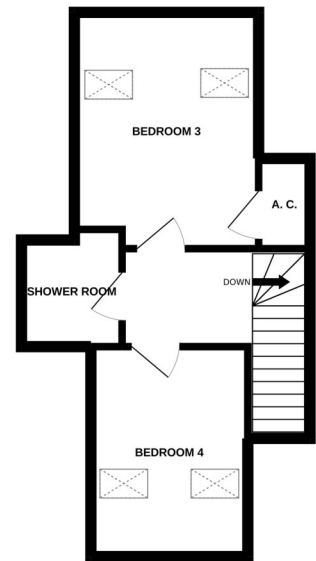
GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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THE LOCATION

Mellish Grove is located close to Great Dunmow town centre offering shopping, eateries and recreational facilities as well as being just a short walk to the local primary school. Secondary schooling can be found nearby in Newport and Stansted Mountfitchet. Transport links include the mainline train station at Stansted Mountfitchet or Elsenham which supply direct railway links to London Liverpool Street Station. Close by is the A120 giving quick and easy access to the M11/M25 access points to Colchester and London Stansted International Airport.

FULL ADDRESS

6 Mellish Grove, Great Dunmow, Essex CM6 2FG

SERVICES

Mains electricity, gas fired central heating and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

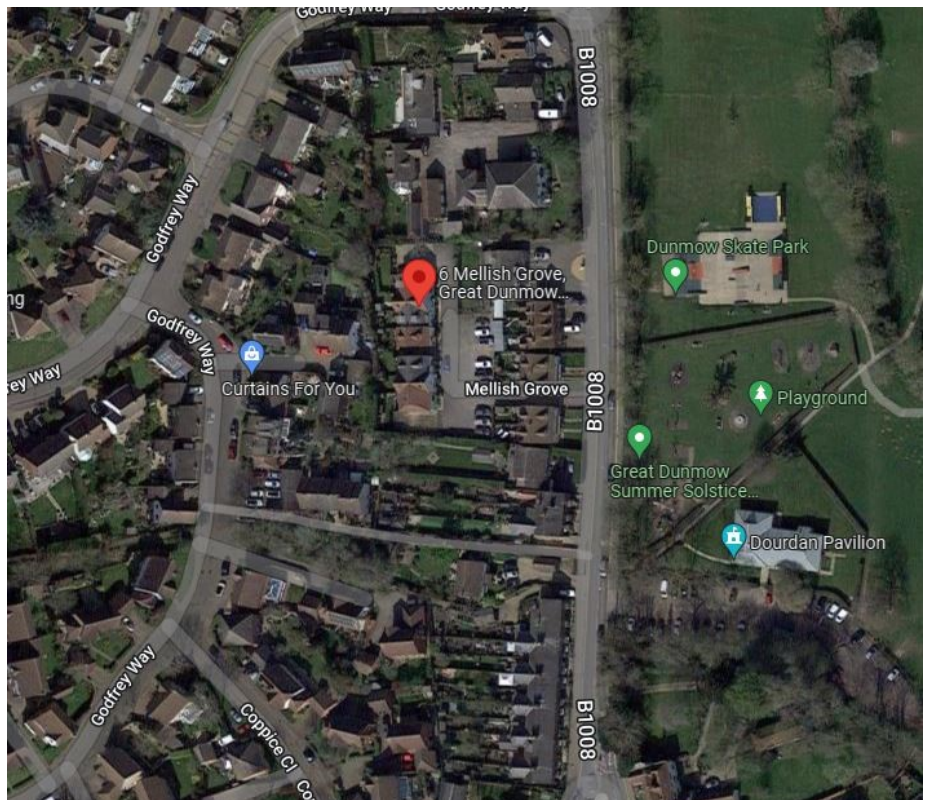
COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



IMPORTANT NOTICE

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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 33 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?

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