



1 BYFORD MEWS

Dunmow, CM6 1YN

O.I.E.O. £350,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Gated Development Within The Town
- Two/Three Bedrooms & First Floor Bathroom
- Built Circa 15 Years ago
- Gas Boiler Fitted around 1.5 years ago
- Allocated Parking For Two Cars
- Courtyard Garden
- Town Centre Location
- Good Sized Lounge/Diner





Property Description

THE PROPERTY

Gated development within the town centre. This two/three bedroom property built around 15 years ago is offered CHAIN FREE and is well presented with the added benefit of two allocated parking spaces.

THE LOCATION

Gated development comprising only five properties within the gates and is within easy reach of all the amenities and benefits from a balcony and secure parking for one car.

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

CLOAKROOM

LOUNGE/DINER

5.29m (17'4") max x 4.67m (15'4")

KITCHEN

3.25m (10'8") x 2.75m (9')

FIRST FLOOR

LANDING

BEDROOM 1

3.25m (10'8") x 2.94m (9'8")

BEDROOM 2

3.02m (9'11") x 2.94m (9'8")

BEDROOM 3 / STUDY

2.25m (7'4") x 1.69m (5'7")

BATHROOM

OUTSIDE

The property is approached via electric gates leading to the TWO ALLOCATED PARKING SPACES. The rear garden is a patio garden.

PROPERTY INFORMATION

Freehold.

Council Tax Band D

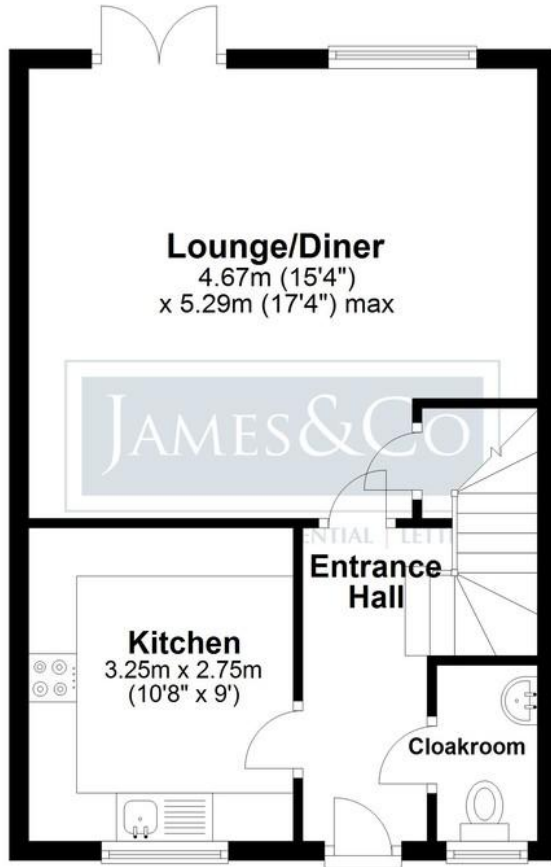
Mains Gas, electricity and water

We understand from the vendor that the electric gates and the communal areas are run by the residents and the charge is £120 p.a.



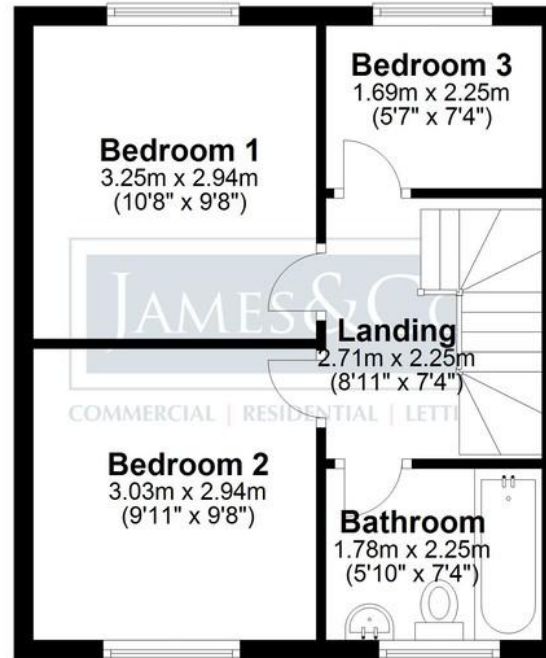
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 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.

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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