



## RANULF ROAD, FLITCH GREEN

GUIDE PRICE £325,000

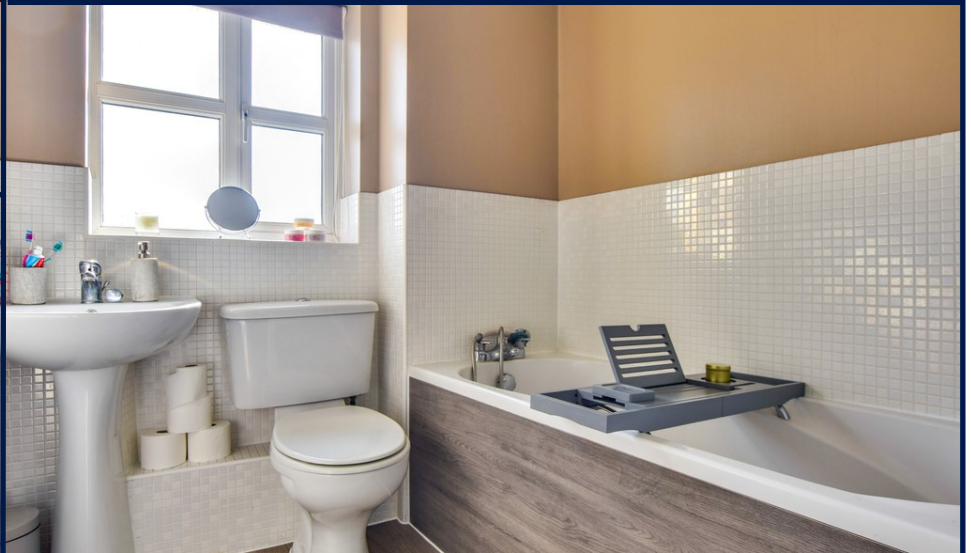
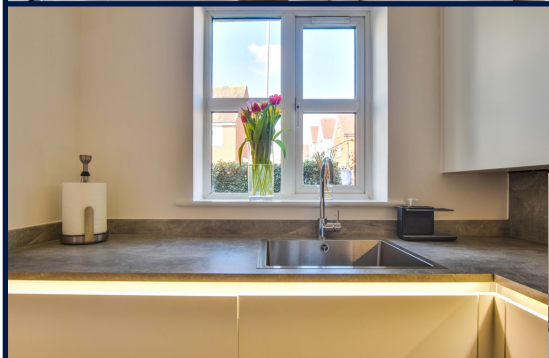
- 2 BEDROOM MID-TERRACED
- IMMACULATELY PRESENTED
- CONTEMPORARY KITCHEN
- LIVING ROOM DINER
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO BEDROOM 1
- FAMILY BATHROOM
- SOUTH FACING LOW MAINTENANCE REAR GARDEN
- TANDEM LENGTH OFF STREET PARKING
- WALKING DISTANCE TO PRIMARY SCHOOL AND CO-OP



A recently modernised 2 bedroom mid-terraced with recently installed kitchen. The property comprises of a contemporary kitchen with integrated appliances, living room diner with French doors leading to a south facing low maintenance garden, bedroom 1 with en-suite, family bathroom and tandem length off street parking for two vehicles.







Composite and glazed front door opening into:

### **Entrance Hall**

With Ceiling lighting, stairs rising to first floor landing, wall mounted radiator, telephone and power points, wood effect luxury vinyl Amtico flooring, doors to rooms.

### **Cloakroom**

Comprising a low-level WC with integrated flush, vanity mounted wash hand basin mixer tap and tiled splash back, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl Amtico flooring.

### **Kitchen**

A recently installed contemporary kitchen comprising an array of eye and base level cupboards and drawers with contemporary stone effect work surfaces and splash backs, single bowl stainless steel sink unit with mixer tap, four ring induction hob with oven under and extractor fan above, integrated fridge freezer, integrated washer drier, integrated dishwasher, integrated bin store, cupboard housing combination boiler, window to front, inset ceiling down lighting, extractor fan, counter and work surface display lighting, wood effect luxury vinyl Amtico flooring.

### **Living Room Diner – 13'8" x 12'10"**

With French doors and windows to rear south facing entertaining garden, wall mounted radiators, TV and power points, understairs storage cupboard, wood effect luxury vinyl Amtico flooring.

### **First floor landing**

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

### **Bedroom 1 – 12'9" max x 10'5" max**

With window to front, ceiling lighting, built-in wardrobe with mirrored sliding doors and shelving and hanging rails within, wall mounted radiator, tv and power points, fitted carpet, door to:

### **En-Suite**

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, close coupled wc, pedestal wash hand basin with mixer tap, half tiled surround, wall mounted radiator, electric shaving point, obscure window to front, ceiling lighting, extractor fan, wood effect luxury vinyl Amtico flooring.

### **Bedroom 2 – 10'10" x 7'0"**

With window to rear, ceiling lighting, built-in wardrobe with mirrored sliding doors and shelving and hanging rails within, wall mounted radiator, power points, fitted carpet, access to loft that is partially boarded with lighting and ladder.

### **Family bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap a mosaic tiled splashback surround, close coupled wc, pedestal wash hand basin with mixer tap, obscure window to rear, electric shaving point, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl Amtico flooring.



# OUTSIDE

## The front

The front of the property is secluded from the road with a manicured hedge and is approached by a paved pathway through two areas of lawn. Outside power and water points can also be found.

## South facing rear entertaining garden

A low maintenance garden split into entertaining decking, artificial lawn and shingle area with shed, all retained by close boarded fencing with outside lighting and power point. Rear personnel gate leading to tandem length off street parking for two vehicles.



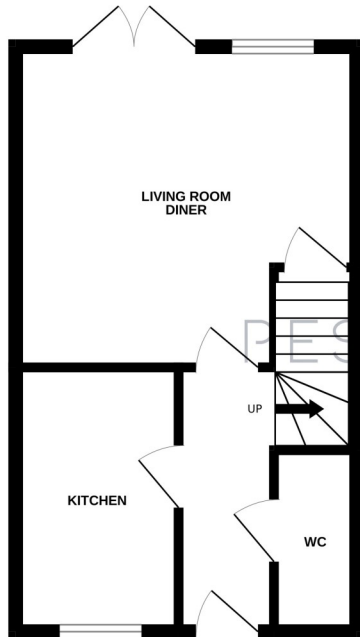
# DETAILS

## EPC

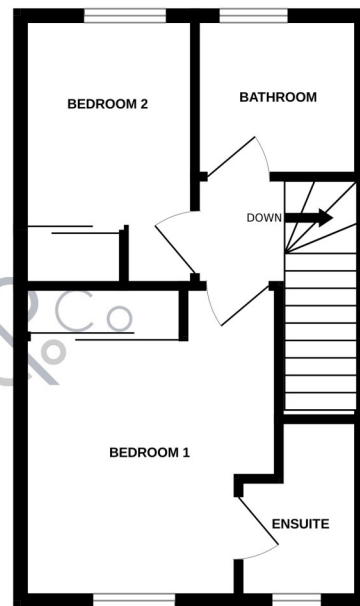
Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>78 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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

Ranulf Road is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighboring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

## DIRECTIONS



## FULL PROPERTY ADDRESS

51 Ranulf Road, Flich Green, Essex CM6 3GR

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage, mains 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?