



CHEQUERS LANE, GREAT DUNMOW

GUIDE PRICE – £285,000

- NO ONWARD CHAIN
- 2 BEDROOM COTTAGE
- SECLUDED LOCATION
- LIVING ROOM DINER
- NEWLY INSTALLED KITCHEN BREAKFAST ROOM
- NEWLY INSTALLED FIRST FLOOR BATHROOM
- FRONT WEST FACING GARDEN
- DRIVEWAY PARKING FOR ONE
- EN BLOC GARAGE
- WALKING DISTANCE TO HIGH STREET

A fantastically private but centrally located cottage in the heart of Great Dunmow. With new kitchen and bathroom, garden and single garage and a parking space. A short stroll to shops and doctors - charming.





With Panel and glazed timber front door opening onto:

Entrance Hall

With obscure window to side, electric meter and wall mounted fuse board, coconut matting and door through to

Living Room Diner 13' 0" x 10' 8" (3.96m x 3.25m)

With large window to front, ceiling lighting, wall mounted radiator, wall mounted thermostat control, wood effect oak laminate flooring, door to:

Kitchen Breakfast Room 10' 0" x 10' 3" (3.05m x 3.12m)

Comprising a newly installed kitchen with eye and base level cupboards and drawers with complimentary stone effect square edge worksurface and acrylic splashback, single bowl, single drainer stainless steel sink unit with mixer tap, recess, power and plumbing for washing machine, integrated oven with four ring electric hob over, ceiling lighting, window to front, power points, wood effect linoleum flooring, understairs cupboard housing recently installed combi boiler and gas meter, door to:

Stairs rising to:

First Floor Landing

With obscure window to rear, ceiling lighting, smoke alarm, access to loft, wall mounted radiator, fitted carpet, doors to rooms.

Bedroom 1 - 10' 10" x 7' 10" (3.3m x 2.39m)

With window to front, ceiling lighting, wall mounted radiator, power point, built in storage cupboards

Bedroom 2 - 10' 0" x 7' 0" (3.05m x 2.13m)

With window to front, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet

Bathroom

Comprising a newly installed three piece suite, panel enclosed bath with mixer tap and acrylic surround, close coupled WC, vanity mounted wash hand basin with mixer tap, storage beneath, obscure window to front, ceiling lighting, tile effect linoleum flooring, wall mounted radiator

OUTSIDE

The Front

The front of the property enjoys off street parking for a single vehicle with access to en bloc garage with up and over door, gate and fencing leading into front garden, laid primarily to lawn with pathway to front porch with separated brick wall.



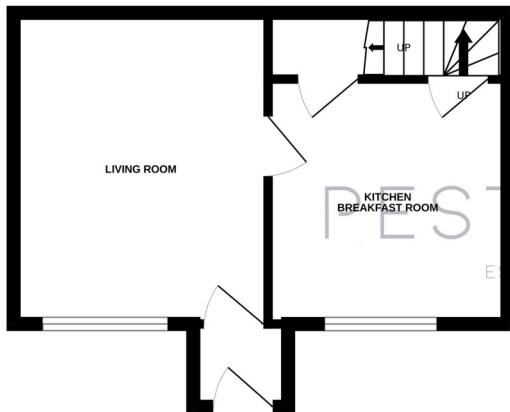
DETAILS

EPC

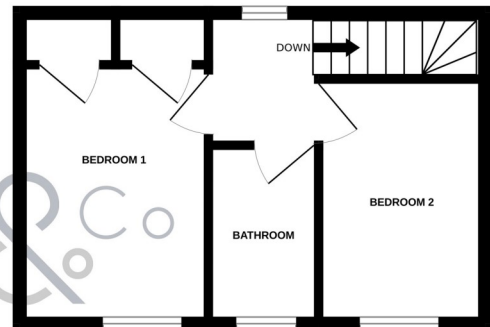
Score	Energy rating	Current	Potential
92+	A		120 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
283 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



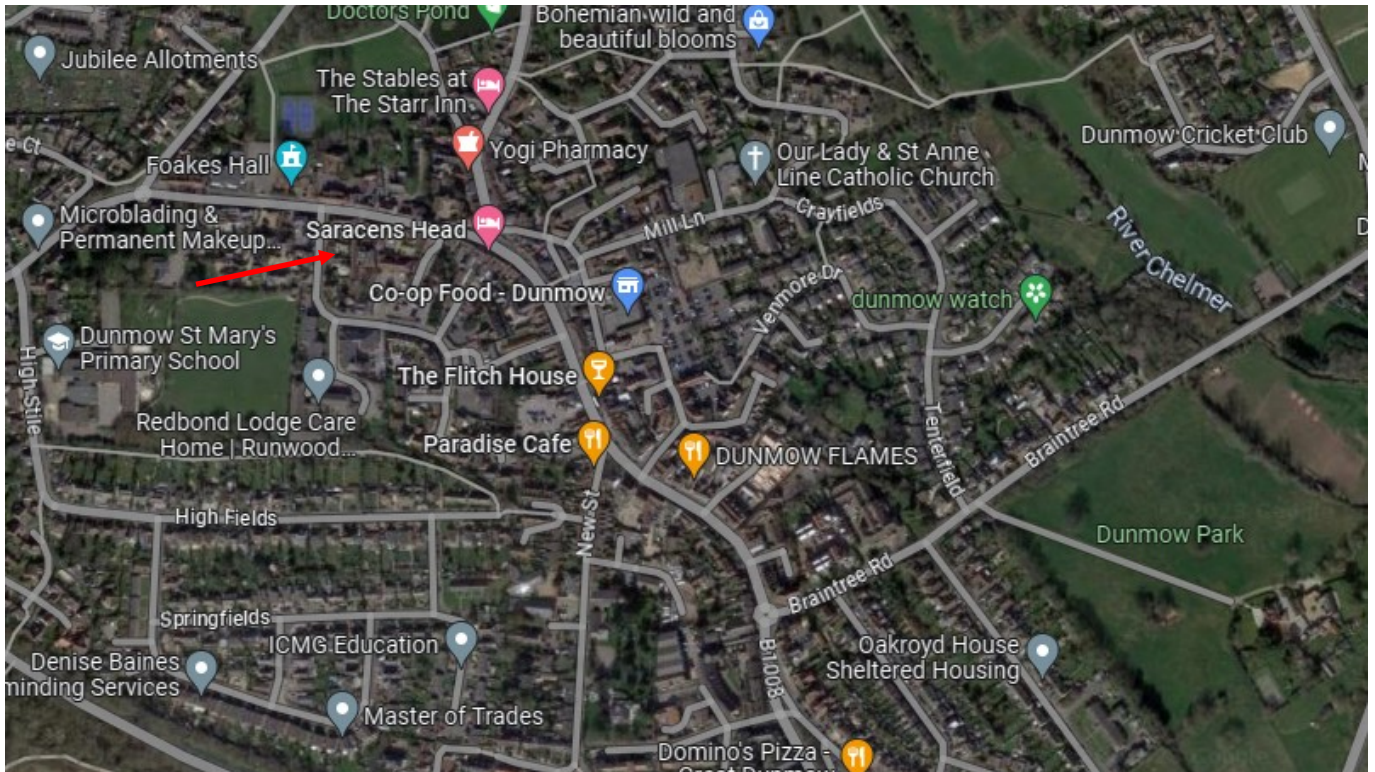
TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

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

Perfectly located within walking distance to 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

7 Chequers Lane, Great Dunmow, Essex
CM6 1EQ

COUNCIL TAX BAND

Band C

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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