

PESTELL & Co

ESTABLISHED 1991



HIGH STREET, GREAT DUNMOW TO LET – £1,500 PCM

- AVAILABLE IMMEDIATELY
- UNFURNISHED
- THREE BEDROOM DUPLEX APARTMENT
- RECENTLY CONVERTED
- KITCHEN DINER
- LARGE LIVING ROOM
- HIGH CEILINGS
- GEORGIAN SLIDING SASH WINDOWS
- BEDROOM 3/HOME OFFICE
- FAR REACHING VIEWS TO REAR ASPECTS
- THREE-PIECE FAMILY BATHROOM SUITE

A recently converted three bedroom duplex apartment in the centre of Great Dunmow. Comprising a kitchen diner, living room, 3 bedrooms and family bathroom all split over two floors. There is on street parking or nearby public car parks





Entrance Hall

Front door with wall mounted fuse board and stairs rising to;

First Floor Landing

Fitted carpet, ceiling downlighting, wall mounted electric radiator, stairs to second floor landing, window to rear, doors to rooms.

Living Room 15'1" x 12'7"

Fitted carpet, sliding sash window to front, ceiling downlighting, wall mounted electric radiator, power points.

Kitchen Diner 12'2" x 13'2"

Power points, luxury vinyl tiled flooring, window to rear, eye and base level cupboards and drawers with complimentary solid oak block worksurface, 4-ring electric hob with integrated oven beneath and extractor fan above with tiled splashback, integrated dishwasher, single-bowl single-drainer sink unit with mixer tap and tiled splashback with storage beneath, ceiling downlighting, smoke alarm, cupboard housing pressurised hot water cylinder.

Bedroom 2 - 11'3" x 9'0"

Fitted carpet, sliding sash window to front, power points, wall mounted electric radiator, ceiling downlighting, built-in storage cupboards with slated shelving, door hooks attached and houses telephone point.

Second Floor Landing

Power points, inset ceiling downlighting, fitted carpet, wall mounted electric radiator, doors to rooms.

Bedroom 1 - 10'10" x 17'0"

Fitted carpet inset ceiling downlighting, large window to rear, telephone and power points, wall mounted electric radiator.

Bedroom 3 - 9'10" x 6'7"

With windows to rear and side aspects, fitted carpet, ceiling downlighting, power points.

Family Bathroom

A three-piece suite comprising a bath with mixer tap, glazed shower screen, stone effect surround and shower attachment over, closed couple WC, vanity mounted wash hand basin with mixer tap, storage beneath and stone effect splashback, chromium heated towel rail, extractor fan, inset ceiling lighting.

OUTSIDE



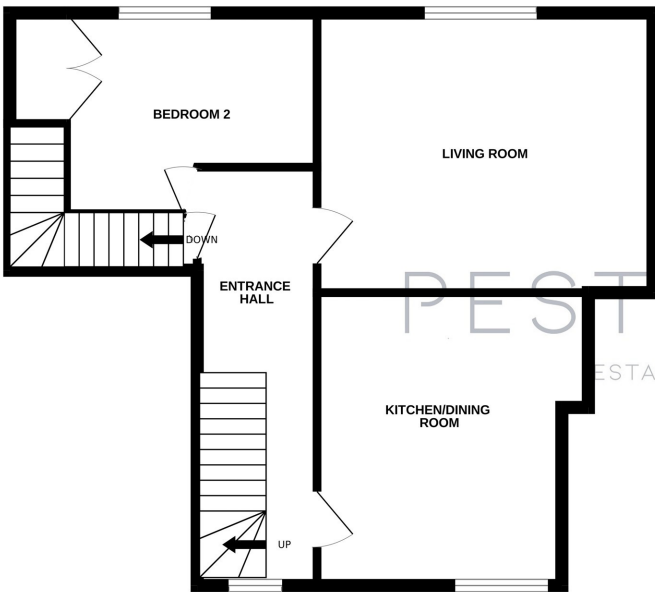
DETAILS

EPC

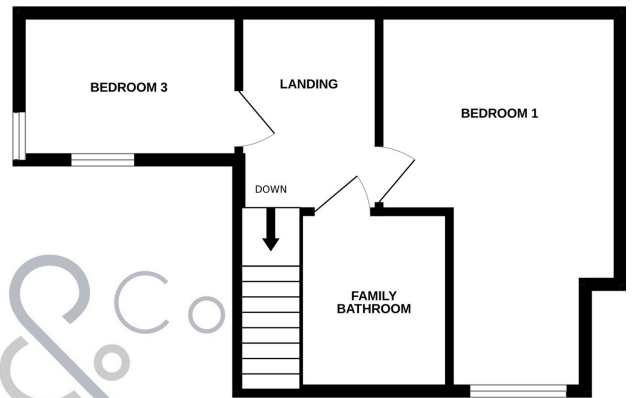
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.

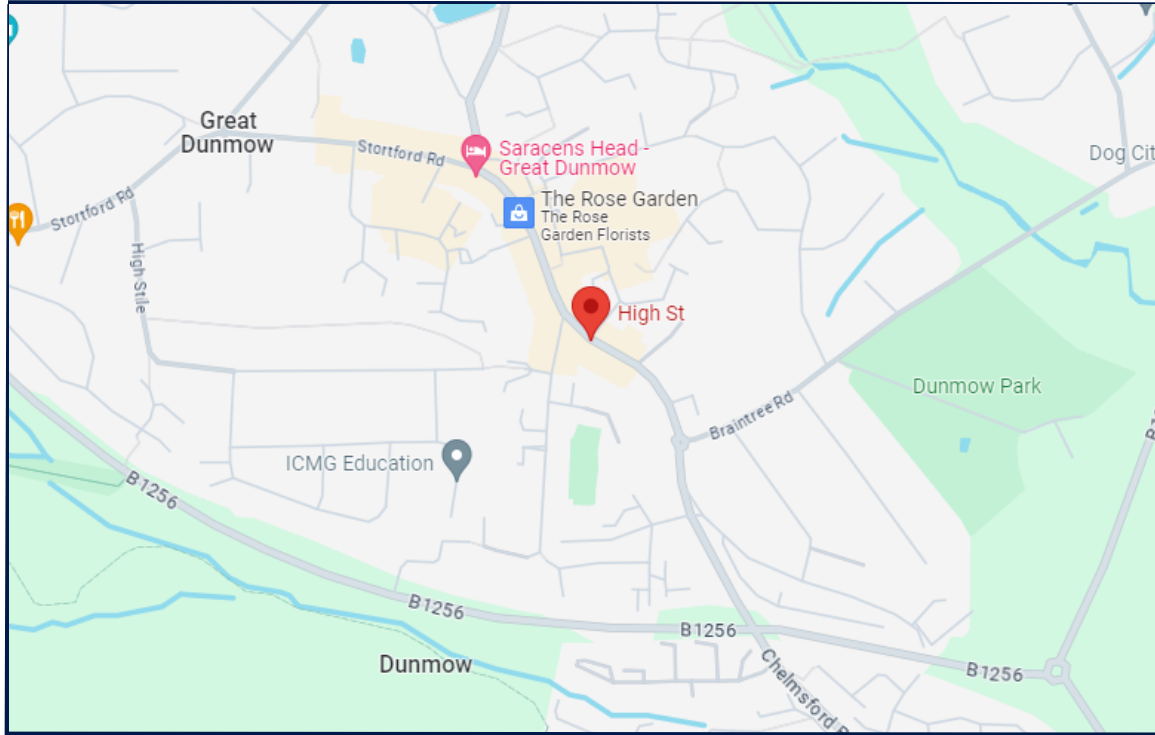


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GENERAL REMARKS & STIPULATIONS

High Street is located within Great Dunmow town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. High Street, Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

21a High Street, Great Dunmow, Essex, CM6 1AB

COUNCIL TAX BAND

Band

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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?