

HIBBERT DRIVE, DUNMOW

GUIDE PRICE – £359,995

- SHARED OWNERSHIP - MINIMUM PURCHASE OF 25%
- 2 DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE OPEN PLAN LIVING, DINING & KITCHEN AREA
- DOWNSTAIRS CLOAKROOM
- THREE-PIECE FAMILY BATHROOM SUITE
- REAR GARDEN APPROXIMATELY 35' IN LENGTH
- OFF-STREET PARKING FOR TWO VEHICLES
- COMMUNAL GREEN AND PLAY AREA TO FRONT

A first time buying opportunity to purchase 25% to 100% of this immaculately presented 2 double bedroom semi-detached home in Great Dunmow. Only 7 years old, the property comprises of an open plan living accommodation with downstairs cloakroom, whilst the first floor offers two double bedrooms and a family bathroom. Externally, the property enjoys a 35ft rear garden, two off street parking spaces and views over the communal green and play area.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With ceiling lighting, cupboard housing wall mounted boiler, ceiling lighting and wall mounted fuseboard, wood effect laminate flooring, door and archway to;

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, inset ceiling downlighting, extractor fan, obscure window to front, wall mounted radiator, wood effect laminate flooring.

Open Plan Kitchen Living Dining Area 21'4" x 13'10"

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary wood effect rolled worksurface and splashback, 4-ring stainless steel gas hob with oven under and stainless steel splashback and extractor fan above, 1 1/2 single-drainer stainless steel sink unit with mixer tap, integrated appliances of dishwasher, washing machine and fridge-freezer, inset ceiling lighting, counter top display lighting, wood effect laminate flooring, further French doors and window overlooking the rear aspect of the garden, TV, telephone and power points, stairs rising to;

First Floor Landing

With ceiling lighting, smoke alarm, doors to rooms, power point, fitted carpet, access to loft that is partially boarded.

Bedroom 1 - 13'10" x 9'9"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2 - 13'10" x 8'6"

With window overlooking communal greenery and play area, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted radiator, inset ceiling downlighting, extractor fan, tiled and glazed surround for the bath, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved path to storm porch with low maintenance lavender and shingle flower bed, there is tandem length off-street parking to the right hand side of the property with personnel gate leading to;

Rear Garden

Approximately 35' in length, laid primarily to lawn with entertaining patio and hard-standing timber shed, retained by close boarded fencing and brick walling, with a sleeper-retained flower bed, outside water and lighting can also be found.



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

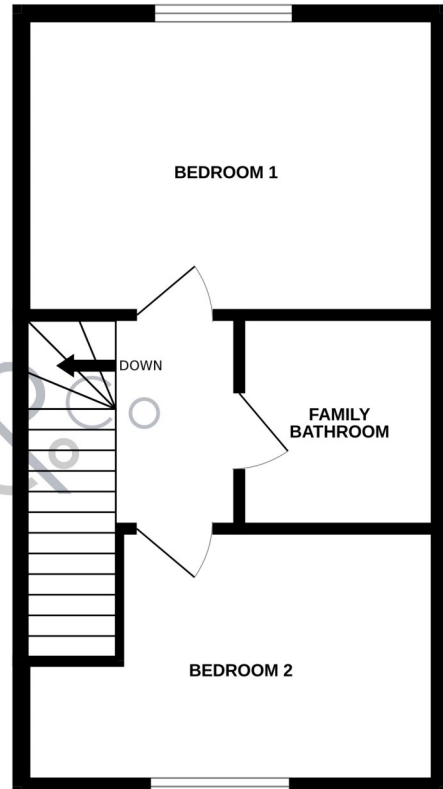
FLOOR PLAN

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

TOTAL FLOOR AREA : 701 sq.ft. (65.1 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

Hibbert Drive is located within Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Station Road, 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

15 Hibbert Drive, Dunmow, Essex, CM6 4AG

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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