

# PESTELL & Co

ESTABLISHED 1991



## HIGH STREET, GREAT DUNMOW

£375,000

- NO ONWARD CHAIN
- 3 BEDROOM END OF TERRACE
- LOFT SUITABLE FOR CONVERSION STPP
- KITCHEN
- UTILITY ROOM
- LIVING ROOM
- DINING ROOM
- GROUND FLOOR FAMILY BATHROOM
- REAR GARDEN WITH ENTERTAINING PATIO AREA
- CENTRE OF TOWN CENTRE
- ON STREET PARKING

We are pleased to offer, with no onward chain, this Victorian three bedroom end of terrace property located in the heart of Great Dunmow. The ground floor accommodation offers characterful living spaces of living Room, separate dining room, kitchen. utility and family bathroom, whilst upstairs are three bedrooms.





With panel and obscure glazed front door opening into:

### **Entrance Hall**

With cupboard housing electric meter and fuse board, fitted carpet, stairs rising to first floor landing, ceiling lighting, wall mounted radiator, smoke alarm, ceiling lighting, doors to rooms:

### **Living Room 12'5" x 11'6" (3.78m x 3.35m)**

With feature bay window to front, ornamental fire place, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points.

### **Dining Room 12'5" x 11'5" (3.78m x 3.48m)**

With ornamental fire place, with sliding sash window to rear, ceiling lighting, wall mounted radiator, fitted carpet, telephone and power points, door through to:

### **Kitchen:**

Comprising an array of eye and base level cupboards and drawers, complimentary granite effect work surface, 1□ bowl single drainer stainless steel sink unit with mixer tap, four ring electric induction hob with oven under and stainless steel splash back and extractor fan above, recess and plumbing for dish washer, an array of power points, window to side, wall mounted radiator, ceiling lighting, wood effect linoleum flooring and large under stairs storage cupboard, door through to:

### **Utility**

With space and plumbing for washing machine and tumble dryer, two windows to side, power points, wood effect linoleum flooring, ceiling lighting and door through to:

### **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, close coupled W.C., wall mounted radiator, obscure window to rear, ceiling lighting, half tiled surround, wood effect linoleum flooring.

### **First Floor Landing**

With access to loft, smoke alarm, ceiling lighting, large built-in storage cupboard with shelves, doors to rooms:

### **Bedroom 1 - 16'11" x 11'6" (5.16m x 3.51m)**

With sliding sash windows to front, ceiling lighting, wall mounted radiator, fitted carpet, ornamental fire place, built-in wardrobe with shelf and hanging rail, power points.

### **Bedroom 2 - 11'5" x 10' (3.48m x 3.05m)**

With sliding sash window overlooking rear garden, ceiling lighting wall mounted radiator, ornamental fire place, power points and built-in wardrobe with shelving.

### **Bedroom 3 - 11'10" x 8'3" max (3.61m x 2.51m)**

With window overlooking rear garden, wall mounted radiator, ceiling lighting, power points, cupboard housing a Valiant boiler, further built-in wardrobe with hanging rail, telephone and power points.

# OUTSIDE

## The Front

The front of the property is approached via an ornamental pathway with brick surround and lawn.

## Rear Garden

Split into two sections of patio and steps rising to lawned area retained by close boarded fencing and brick walling.



# DETAILS

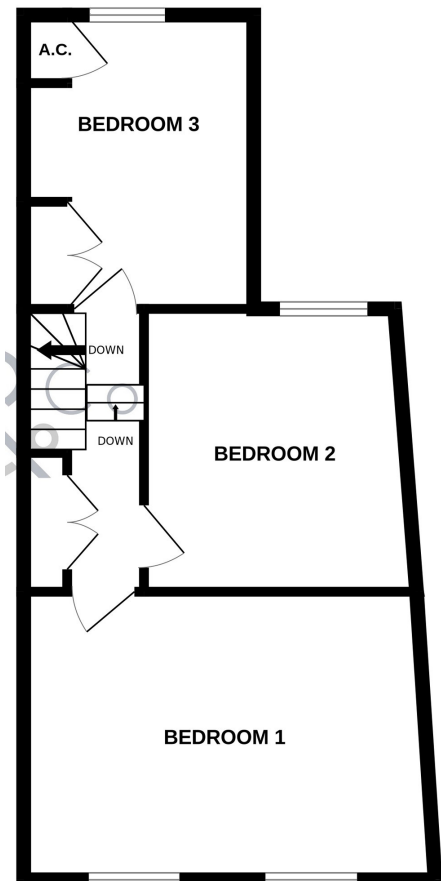
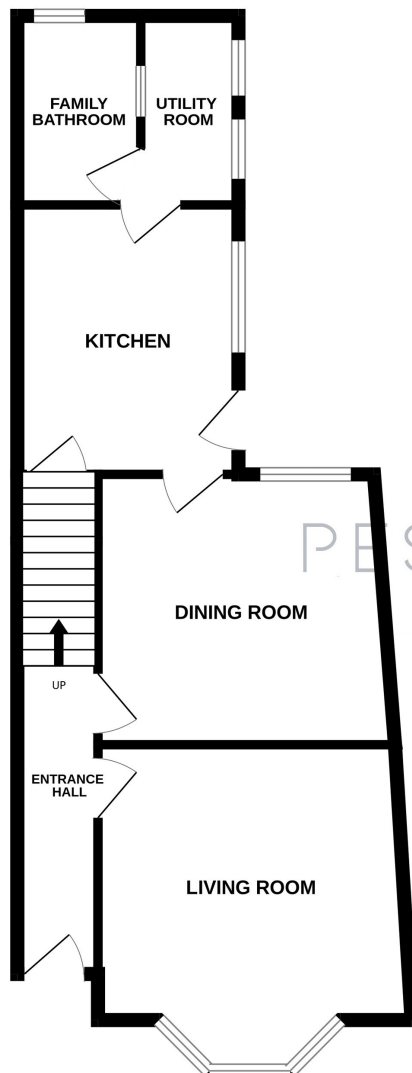
## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>		
39-54	<b>E</b>	45 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

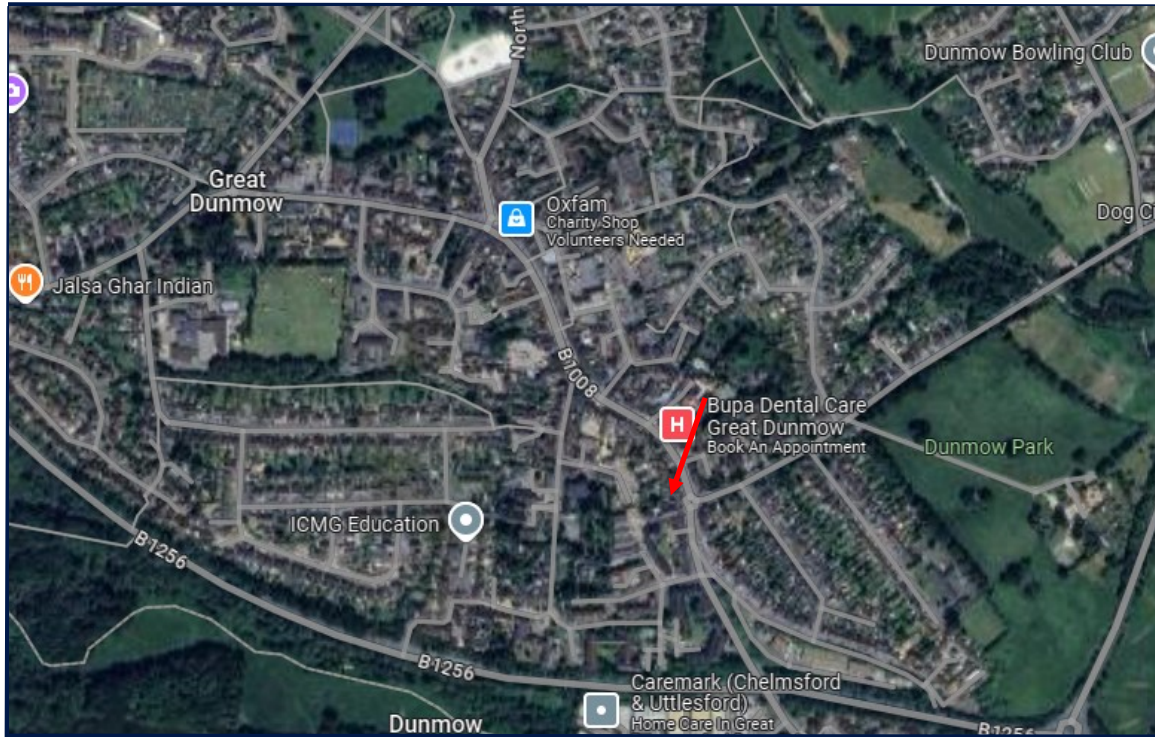
1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



# 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

76 High Street, Great Dunmow, Essex, CM6 1AP

## 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.

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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?