

- FULL OF CHARACTER SEMI DETACHED
- FIRST FLOOR MEZZANINE DOUBLE BEDROOM
- KITCHEN BREAKFAST ROOM
- LIVING DINING ROOM WITH VAULTED CEILING AND EXPOSED TIMBERS
- THREE PIECE BATHROOM SUITE
- SHARED COMMUNAL DRIVEWAY SUPPLYING ACCESS TO SHARED CART LODGE SUPPLYING PARKING FOR ONE VEHICLE



**The Street, Little Dunmow**  
**Guide Price: £240,000**



## THE PROPERTY

A unique semi detached home full of character located in the village of Little Dunmow. The property comprises of a first floor mezzanine bedroom with vaulted ceiling, a large double height and vaulted living dining room with wooden flooring and beautiful exposed timbers and a large kitchen breakfast room. Outside there is a communal driveway and cart lodge supplying parking for one vehicle.



**Kitchen and Breakfast Room:**  
13'8" x 11'6"

**Rear Lobby**

**Bathroom**

**Living Dining Room:**  
20'11" x 14'3"





**First Floor  
Mezzanine Bedroom : 14'2" x 12'2"**



With timber and obscured front door opening into:

**Kitchen Breakfast Room: 13'8 "x 11'6" (4.20m x 3.53m)**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface, single bowl, single drainer stainless steel sink unit with mixer tap, a four ring hob with oven under and stainless steel extractor over, tiled splash back, recess and plumbing for dishwasher, storage cupboard housing plumbing and power for washing machine, tiled flooring, wall mounted lighting, under counter display lighting, Victorian style wall mounted radiator, tiled flooring window to front, exposed timbers.

**Door to**

Rear lobby with exposed timbers, tiled flooring, lighting and door to bathroom.

**Bathroom:**

Comprising a free standing roll tap bath with claw and ball feet, a close coupled WC, pedestal wash hand basin with twin taps, wall mounted chromium heated towel rail, half-timber surround, obscure window to front, insert ceiling down lighters, extractor fan, cupboard housing oil fired boiler and slatted shelves above.

Obscured French doors from kitchen leading into:

**Living Room / Dining Room: 20'1" x14'3" (6.12m x 4.35m)**

A beautiful double heighted and vaulted room, displaying a wealth of character including exposed timbers with windows to both front and rear aspects, three wall mounted Victorian style radiators, an array of telephone TV and power points, ceiling lighting, wooden flooring and stairs rising to:

**First Floor Mezzanine Bedroom: 14'2 x12'2 (4.32m x 3.71m)**

With wall to wall built in wardrobes two Velux windows to rear, two wall mounted Victorian style radiators and power points.



## THE PROPERTY

### Outside

#### Front

The property is approached via a shared private road with paving and cobbles leading to communal driveway supplying access to a shared cart lodge, providing allocated parking for one vehicle and storage cupboard housing oil tank for property.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

AWAITING EPC

#### THE LOCATION

**Studio 2, Priory Barn** is situated within the village of Little Dunmow which is a short drive to Felsted village offering schooling, restaurants, public house and local convenient store and only a 7 minute drive to the market town of Great Dunmow which also offers schooling, shopping and plenty of recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, with also the M11 and M25 motorways being just a short drive, giving easy onward access to London and the north.

## GENERAL REMARKS & STIPULATIONS

### FULL ADDRESS

Studio 2, Priory Barn, The Street, Little Dunmow, Essex CM6 3HT

### SERVICES

Mains electricity, oil fired central heating, water and drainage

### LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

### COUNCIL TAX BAND

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### VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

### DIRECTIONS

From Great Dunmow High street head north on High Street/B1008, at the roundabout take the 2nd exit onto Braintree Road, turn left onto Braintree Road/B1256, turn right onto Station Road, turn right onto The Street then turn right.



### OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

### IMPORTANT NOTICE

**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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call one of our experienced team for further  
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