



## SHIRE HOUSE, GREAT DUNMOW

GUIDE PRICE – £950 PCM

- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- OPEN PLAN KITCHEN LIVING AREA
- 3 PIECE BATHROOM SUITE
- ALLOCATED PARKING
- UNDERCOVER PERMIT PARKING
- WITHIN WALKING DIATANCE TO HIGH STREET

We are pleased to offer for let this ground floor one double bedroom apartment in an enviable location, just off of Weavers Close which is within walking distance to Great Dunmow's High Street. The property comprises of an open plan kitchen with integrated appliances, living area with Georgian glazed French doors and double bedroom. Outside is an undercover parking space for one vehicle which a parking permit is required



WITH PANELED ENTRANCE DOOR OPENING INTO:

OPEN PLAN LIVING AREA SPLIT INTO TWO AREAS 19'7" X 10'4"

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled work surface, with a single bowl single drainer stainless steel sink unit with mixer tap, a four ring gas hob with stainless steel oven, splash back and extractor fan over, integrated Electrolux washer/dryer, integrated fridge and freezer, cupboard housing an Ideal Logic combi boiler, window to front, ceiling lighting, an array of power points, mosaic linoleum flooring into:

#### LIVING ROOM:

With Georgian style French doors to front, window to side, wall mounted radiator, ceiling lighting, smoke alarm, wall mounted thermostat, fitted carpet, TV, telephone and power points, large storage cupboard with slatted shelf and wall mounted fuse board and further doors to rooms:

#### MASTER BEDROOM 10'9" X 9'10"

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

#### FAMILY BATHROOM:

Comprising of a three piece suite of panel enclosed bath with mixer tap and integrated shower over and glass screen, half tiled surround, close couple w.c, pedestal wash hand basin with mixer tap, inset ceiling down lighters, extractor fan, obscure window to rear, electric shaving point, wall mounted radiator tiled flooring.

#### OUTSIDE

The property is extremely well located and benefits from a permit required covered allocated parking space.



# GENERAL REMARKS & STIPULATIONS

Shire House is located within the heart of Great Dunmow's High Street offering schooling at both junior and secondary levels, boutique 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.

EPC

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

## FULL PROPERTY ADDRESS

1 Shire House, Dunmow, CM6 1ZD

## COUNCIL TAX BAND

Band B

## 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.