



WEAVERS CLOSE, GREAT DUNMOW

GUIDE PRICE – £215,000

- 2 BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ROOM DINER
- MODERN FITTED KITCHEN
- BEDROOM 1 WITH FITTED WARDROBE
- FAMILY BATHROOM
- SECURITY ENTRANCE SYSTEM
- ONE ALLOCATED PERMIT PARKING SPACE
- CENTRALLY LOCATED WITHIN WALKING DISTANCE TO HIGH STREET
- IDEAL FOR FIRST TIME BUYERS OR BUY-TO-LET INVESTORS

An opportunity to acquire this centrally located first floor apartment ideal for first time buyers or buy to let investors. The property comprises of 2 Bedrooms, large and bright Living Room, modern fitted Kitchen and Bathroom, whilst outside enjoys an allocated parking space.





First floor apartment with solid panel front door, spy hole and telephone entry system opening onto:

Entrance Hall:

With ceiling lighting, wall mounted thermostat, wall mounted fuse box, smoke alarm, fitted radiator, door to airing cupboard housing boiler, slatted shelving and storage space.

Living Dining Area: 19' 1" x 10' 5" max (5.82m x 3.18m)

With large window to the East, TV and telephone point, ceiling lighting, wall mounted radiator, fitted carpets, smoke alarm and opening onto:

Kitchen:

Comprising of an array of eye and base level cupboards and drawers finished to a very high standard, with oak effect modern units, complimentary rolled work surfaces with tiled splash back, insert stainless steel single bowl single drainer sink unit with mixer tap, a four ring gas hob with oven under and extractor above, integrated fridge freezer and washer/dryer, spot lighting and lino floor with low level plinth electric heater.

Bedroom 1: 11' 8" x 9' 2" max (3.58m x 2.8m)

With large window to the West, wall mounted radiator, fitted double wardrobe, TV point, ceiling lighting and fitted carpets.

Bedroom 2: 10' 3" x 7' 2" max (3.14m x 2.19m)

With window to West, ceiling lighting, wall mounted radiator, fitted carpet and TV power points.

Bathroom:

Comprising of a white suite with panel enclosed bath with tiled surround, wall mounted power shower, pedestal wash hand basin with tiled splash back, close coupled WC, ceiling lighting, extractor fan, lino flooring and wall mounted radiator.

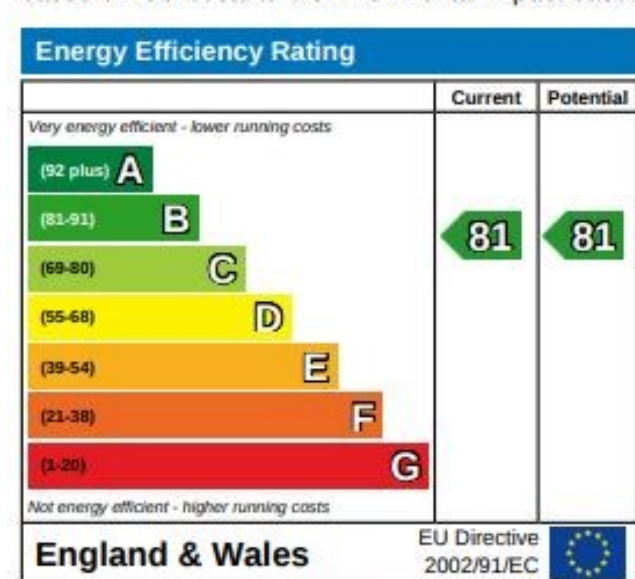
OUTSIDE

The property enjoys an allocated parking space for off road parking.



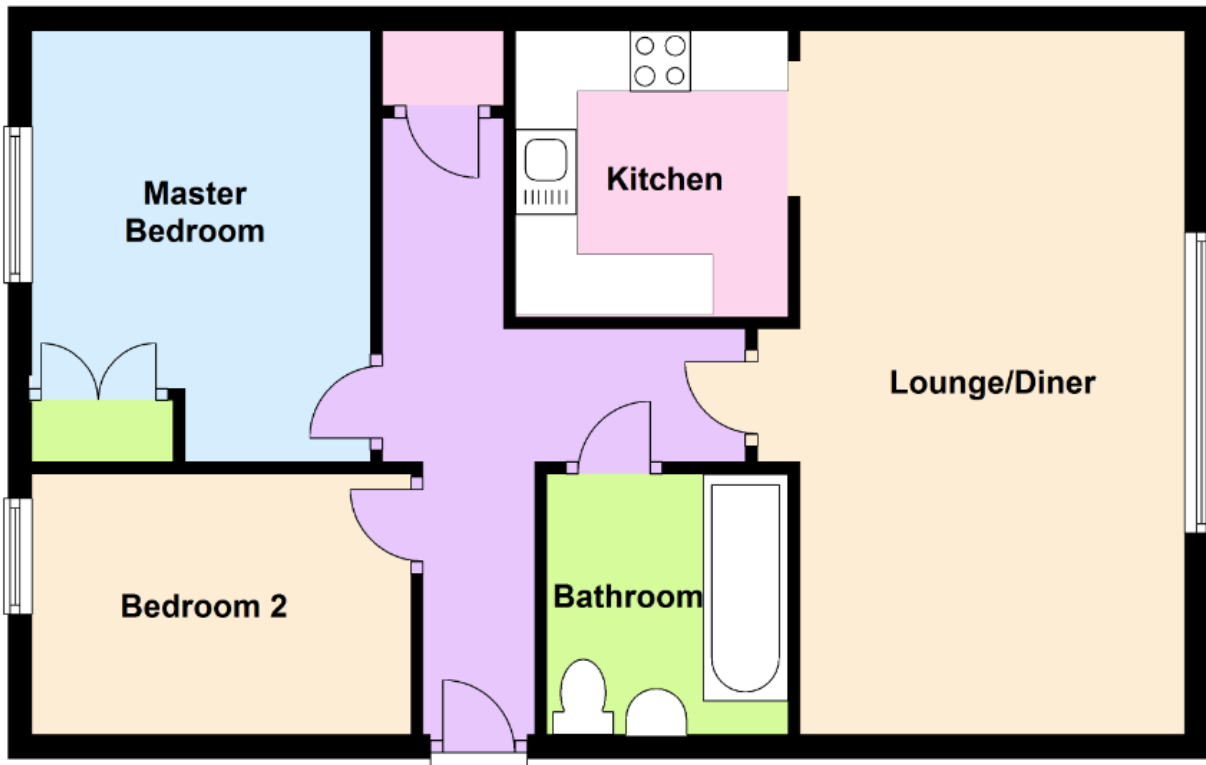
DETAILS

EPC



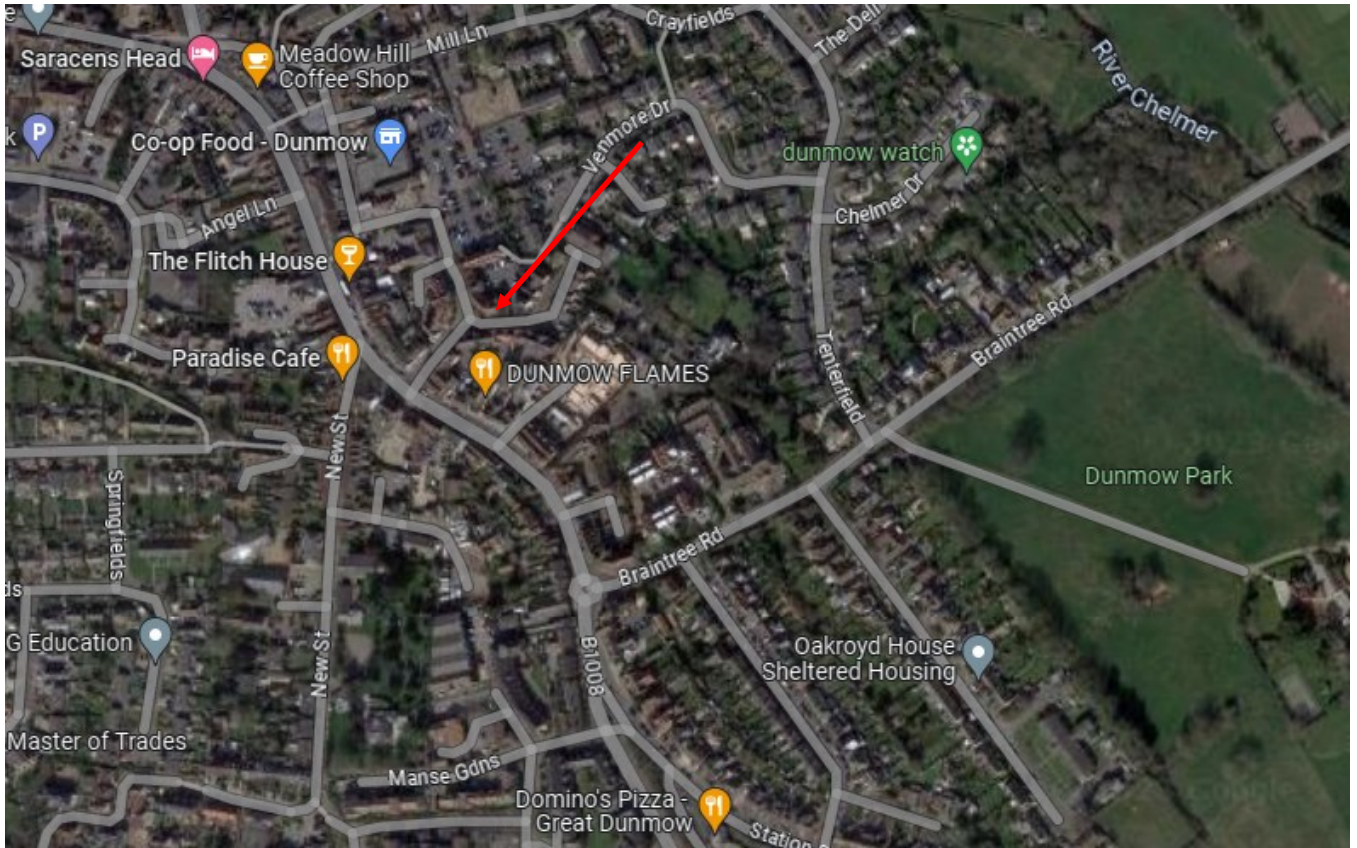
FLOOR PLAN

Approx. 52.9 sq. metres (569.7 sq. feet)



GENERAL REMARKS & STIPULATIONS

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, 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.



FULL PROPERTY ADDRESS

5 Weavers Close, Great Dunmow,
Essex CM6 1FR

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.

PESTELL & Co

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