



NEWTON GROVE, DUNMOW

OFFERS OVER £190,000

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DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Two Double Bedrooms
- Walking Distance To Town Centre
- Kitchen
- Private Garden
- First Floor Maisonette
- Lounge/Diner
- Family Bathroom
- Parking

Daniel Brewer are pleased to offer this well presented two bedroom first floor maisonette situated within walking distance to the town centre. In brief the accommodation comprises:- two double bedrooms, lounge/dinner, kitchen and a family bathroom. Further benefits include parking and a private garden.

Entrance Hall

Entered via wooden door, stairs rising to first floor, enclosed electric meter box, fuse box.

First Floor Landing

Phone entry system, radiator, various power points, access to loft, thermostat, doors leading to:-

Kitchen

11' x 10' (3.35m x 3.05m) Fitted with a range of eye and base level units, wood effect work surfaces, inset stainless steel one and half bowl sink and drainer unit with mixer taps over, four ring electric

hob with extractor fan over, integrated electric oven, fully tiled flooring, part tiled walls, wall mounted Baxi boiler, radiator, free standing fridge, free standing freezer, free standing dishwasher, free standing washing machine, windows to multiple aspects.

Family Bathroom

8' 1" x 5' 6" (2.46m x 1.68m) Opaque window to rear aspect, tile effect vinyl flooring, radiator, W.C, wash hand basin, part tiled walls, fully tiled double width shower cubicle.

Master Bedroom

13' 5" x 12' 6" (4.09m x 3.81m) Window to front aspect, various power points, radiator, television point.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m) Currently used as a dining room, window to rear aspect, radiator, various power points, two wall mounted light fittings with dimmer switch.

Lounge/Dinner

16' 5" x 12' 6" (5.00m x 3.81m) Window to front aspect, radiator, various power points, T.V point, electric fireplace with wooden surround, door to airing cupboard.

Garden

To the side is the garden which is laid to lawn and enclosed by timber fencing and mature hedges. There is also a brick built storage unit directly outside the front door.

Parking

Carparking space available to the front of the property. Service Charge: £215.95 per annum Ground Rent: £10.00 per annum 107 years left on the lease

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