



## 31 NORTH STREET

Dunmow, CM6 1AZ

OFFERS IN EXCESS OF £290,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Two Bedroom Character Cottage
- Two Reception Rooms
- Wood Burning Stove
- Good Sized Garden
- Ideal Work From Home Outbuilding
- Another Period Outbuilding
- Easy Access to the Town
- Casual Parking to the Rear





## Property Description

### THE PROPERTY

\*\*\*\*\*CLICK ON VIDEO TOURS FOR A VIRTUAL WALK THROUGH\*\*\*\*\*

Well presented two bedroom cottage with a good sized garden and having two outbuildings which could be perfect as a home office. Character features throughout. Town centre location. View the video tour now.

### THE LOCATION

This superb cottage is situated backing onto the 'Downs' and is within easy reach of all the amenities.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools at Dunmow, secondary school and the popular Felsted school.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge

### GROUND FLOOR

#### LOUNGE

3.81m (12'6") x 2.98m (9'9")

### KITCHEN

3.81m (12'6") x 2.04m (6'9")

### DINING ROOM

3.07m (10'1") x 2.47m (8'1")

### FIRST FLOOR

#### BEDROOM 1

3.08m (10'1") x 2.00m (6'7")

### BATHROOM

### SECOND FLOOR

## BEDROOM 2 / LOFT ROOM

3.63m (11'11") x 2.88m (9'5") Irregular shape, maximum dimensions. Do not scale.

## OUTSIDE

The property has side and rear access, leading to the garden which is a good size with an extensive patio. The property benefits from a useful storage room/home office and a further period outbuilding which is a useful space which could be converted stp. The property backs onto 'The Downs' and offers casual parking in the rear lane for one small car.



## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

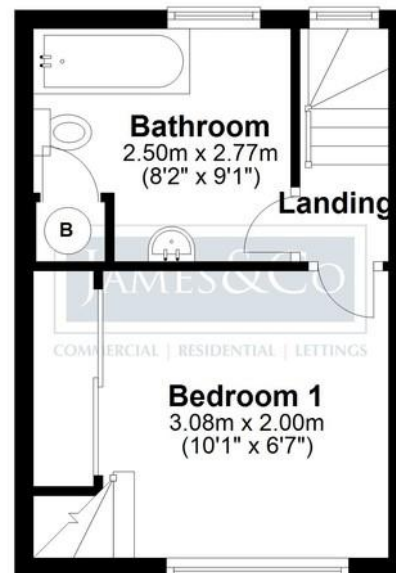
## Ground Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



## First Floor

Approx. 21.7 sq. metres (233.4 sq. feet)



## Second Floor

Approx. 9.2 sq. metres (99.2 sq. feet)



Total area: approx. 58.3 sq. metres (628.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.



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