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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

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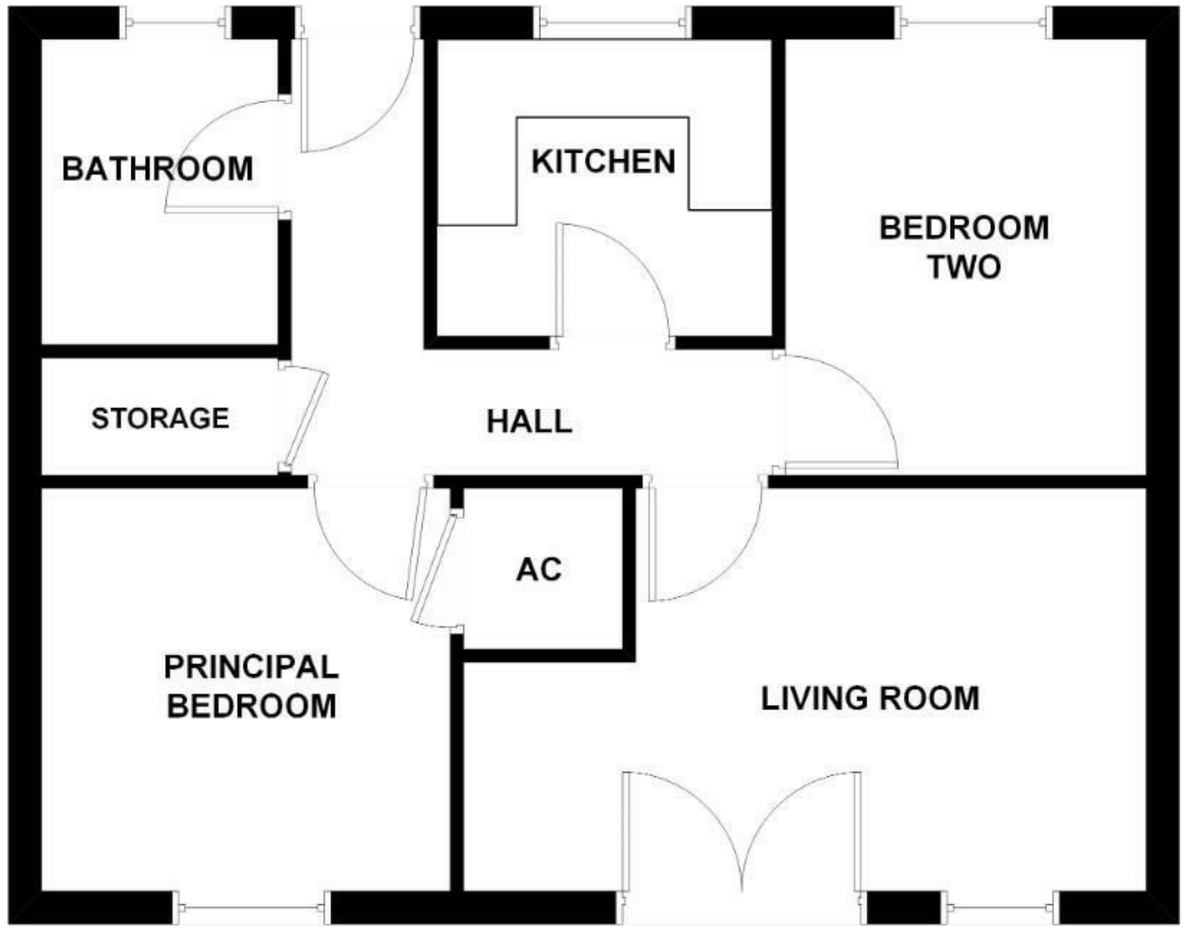
GODFREY WAY, DUNMOW

OFFERS OVER £210,000

GODFREY WAY
DUNMOW

No Onward Chain Located on an established residential road within walking distance to great Dunmow town centre is this rarely available two bedroom maisonette. Externally the property features a private garden, single garage and parking. The accommodation comprises:- living room, kitchen, two bedrooms, bathroom and entrance hall.



TOTAL APPROX. FLOOR AREA: 580 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Single Garage & Parking
Single garage with up & over aluminium door and bricked paved driveway parking for one vehicle.

Garden
To the front of the property is a laid to lawn grass area with a asphalt pathway leading to a small stairway to the front door. An asphalt pathway provides pedestrian access around the side of the house to the rear garden, the rear garden is stone paved with a few low level flowerbeds, enclosed by various wood panel and post and rail fencing.

- **Two Bedroom Maisonette**
- **Living Room**
- **Kitchen**
- **Entrance Hall**
- **Family Bathroom**
- **Walking Distance To Great Dunmow Town Centre**
- **Private Garden**
- **Established Residential Road**
- **Single Garage With Allocated Parking**
- **No Onward Chain**

Entrance Hall
Entrance hall via UPVC door, electric access to under stairs storage, wall mounted radiators, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Kitchen, Living Room, Bedroom Two, Bedroom One, Family Bathroom

Kitchen
7'6" x 7'2" (2.3m x 2.2m)
Double glazed UPVC window to front aspect, various base and eye level units with marble effect work surfaces, single unit sink with mixer tap and drainer units, splash back tiling, ceiling mounted light fixture, various power points.

Living Room
16'8" x 9'10" (5.1m x 3.0m)
Double glazed UPVC French doors & windows to rear aspect, wall mounted radiator, ceiling mounted light fixture, various power points, TV points.

Principal Bedroom
9'10" x 9'10" (3.0m x 3.0m)
Double glazed UPVC window to rear aspect, access to airing cupboard, wall mounted radiator, ceiling mounted light fixture, various power points.

Bedroom Two
10'9" x 8'10" (3.3m x 2.7m)
Double glazed UPVC window to front aspect, wall mounted radiator, ceiling mounted light fixture, various power points.

Family Bathroom
Frosted double glazed UPVC window to front aspect, three-piece suite, low level WC, panel enclosed bath, pedestal wash hand basin with mixer tap, vinyl flooring, ceiling mounted light fixture, extractor fan.