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.

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THE DOWNS, DUNMOW, ESSEX, CM6 1DT

£325,000

THE DOWNS
DUNMOW
ESSEX
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****No Onward Chain*** Perfectly positioned overlooking the historic Doctors Pond in the heart of the highly sought after market town of Great Dunmow, this beautifully presented Grade II Listed three bedroom terrace cottage combines period charm with everyday practicality. The well-proportioned accommodation comprises a welcoming sitting room, a fitted kitchen, a useful utility area, three bedrooms and a family bathroom. Outside, the property enjoys both front and rear gardens, providing attractive outdoor spaces to relax and entertain. A rare benefit for a central location, the cottage also offers driveway parking for two vehicles. With its enviable setting, character features, and convenient access to the town's shops, cafés, and local amenities, this delightful home presents an excellent opportunity for those seeking a charming period property in a prime location.*

- Three Bedroom Terrace Cottage
- Grade II Listed
- Front & Rear Gardens
- Driveway Parking For Two Vehicles
- Views Over The Picturesque "Doctors Pond"
- Town Centre Location
- Sitting Room With Feature Fireplace
- Kitchen With Utility Area
- Bathroom
- No Onward Chain

Living Room
12' 3" x 11' 4" (3.73m x 3.45m) Accessed via front door:- Sash window front aspect with fitted shutters, feature fireplace with inset wood burning stove, T.V point, telephone point, power points, door to.

Kitchen
11' 3" x 7' 8" (3.43m x 2.34m) Window with secondary glazing unit to rear aspect, base and eye level units with working surface over, sink with drainer unit, space for freestanding cooker, space for fridge/freezer, part tiled walls, power points, radiator, door to under stairs storage cupboard, door to stairs rising to the first floor landing, opening to.

Utility Area
Space for full height fridge/freezer, plumbing for washing machine, shelving, power points, door to side aspect, door to.

Bathroom
Opaque window to side aspect with secondary glazing unit, W.C, enclosed bath with mixer taps & shower attachment, radiator, wash hand basin with pedestal, wall mounted mirror, wall mounted light, extractor fan, wall mounted heater, storage area.

First Floor Landing
Loft access, doors to.

Principal Bedroom
10' 7" x 10' 2" (3.23m x 3.10m) Sash window to front aspect with fitted shutters, built in wardrobes, exposed floorboards, radiator, T.V point, telephone point, power points, part wood panelled walls.

Bedroom Two
8' 3" x 9' 5" (2.51m x 2.87m) Window with secondary glazing to rear aspect, exposed floorboards, radiator, door to airing cupboard, power points.

Bedroom Three
10' 10" x 7' 4" (3.30m x 2.24m) Window with secondary glazing unit to rear aspect, exposed floorboards, radiator, power points.

Front & Rear Gardens
To the rear of the property is a courtyard rear garden with a timber shed which benefits from power and lighting. To the front of the property is a decked area leading to the remainder lawn with a variety of shrub borders. The garden is enclosed by picket fencing with a paved pathway leading to the driveway.

Driveway Parking
To the front of the property is a shingle driveway providing parking for two vehicles.

Town Summary
The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.