



TOTAL APPROX. FLOOR
AREA: 660 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.



UPPER MILL FIELD, DUNMOW, ESSEX, CM6 1ER
OFFERS OVER £200,000

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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.

- ****No Onward Chain****
- **Two Double Bedrooms**
- **Living Room**
- **Storage Cupboard**
- **Front & Rear Gardens**

- **Ground Floor Maisonette**
- **Entrance Hall**
- **Kitchen**
- **Shower Room**
- **Walking Distance to Town Centre**

Daniel Brewer are pleased to bring to market this two double bedroom ground floor maisonette, located within walking distance of Great Dunmow high street, the accommodation comprises, entrance hall, living room, kitchen, shower room, and two bedrooms. The property benefits from a storage cupboard and pantry and externally has front & rear gardens.

Entrance Hall

14'1" x 5'10" (4.3m x 1.8m)

UPVC glazed door to front aspect, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: Living Room, Kitchen, Bedrooms & Shower Room.

Living Room

14'9" x 11'5" (4.5m x 3.5m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Kitchen

10'5" x 7'10" (3.2m x 2.4m)

UPVC glazed door to rear aspect, various base & eye level units, single unit stainless steel sink with separate taps, splashback tiling, tiled flooring, ceiling mounted light fixtures, various power points.

Bedroom One

12'9" x 10'5" (3.9m x 3.2m)

Double glazed UPVC window to rear aspect, wall mounted radiator, polished tiled flooring, ceiling mounted light fixture, various power points.

Bedroom Two

10'5" x 10'2" (3.2m x 3.1m)

Double glazed UPVC window to front aspect, wall mounted radiator, polished tiled flooring, ceiling mounted light fixture, various power points.

Shower Room

7'2" x 4'11" (2.2m x 1.5m)

Frosted double glazed UPVC window to rear aspect, three-piece suite, low level WC, pedestal wash hand basin, corner shower tile enclosed with glass screen, low level cupboard, timber flooring, partially tiled walls, ceiling mounted light fixture.

Gardens

The property benefits from front & rear gardens, to the front of the property is a concrete path leading to the front door with a stone paved patio and a laid to lawn area enclosed by chain link fencing, to the rear of the property is a laid to lawn garden with a stone paved pathway with handrail leading to a wooden shed, all enclosed by chain link fencing.

Additional Information

The property is heated via a gas central heating system; Gigaclear FTTP internet available, mains waste water drainage. The property interior doors were replaced with oak in 2023.

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