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

STATION ROAD, DUNMOW
OFFERS OVER £300,000



STATION ROAD DUNMOW

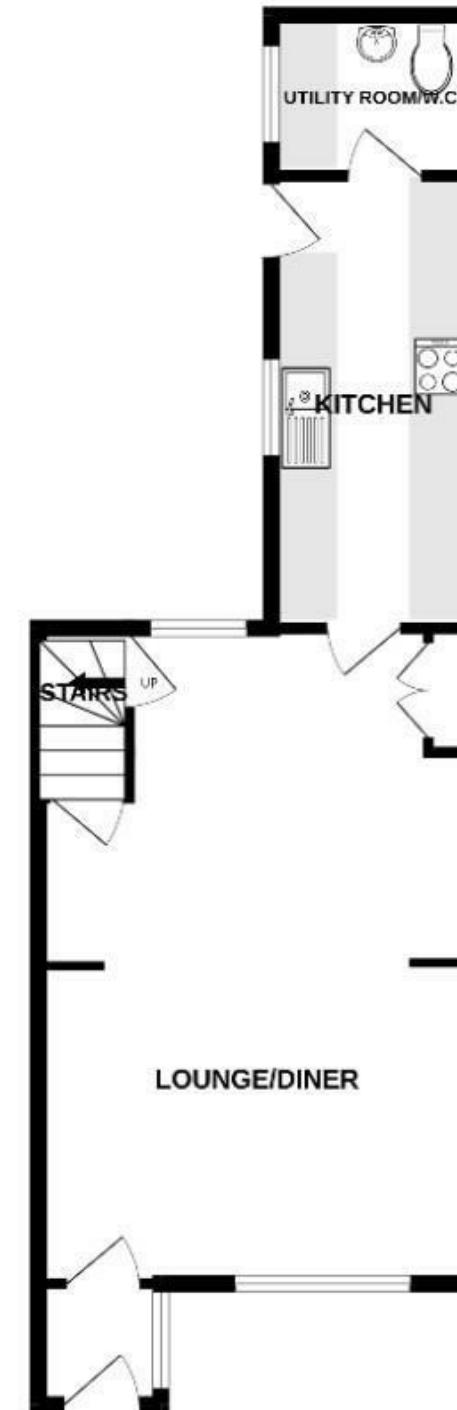
OPEN DAY SATURDAY 21st JUNE by appointment only Located on a popular residential road within walking distance to the thriving Great Dunmow town centre is this beautiful three bedroom Victorian cottage. The ground floor accommodation comprises:- porch, open plan lounge/dining room, kitchen and utility room/cloakroom. Over the top two floors there are three well-proportioned bedrooms and a family bathroom. Externally the property boasts an enclosed rear garden with vehicular rear access providing fantastic potential for off-street parking or garage subject to relevant permissions. There is potential to extend subject to planning permission. IN NEED OF REFURBISHMENT.

This 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. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.

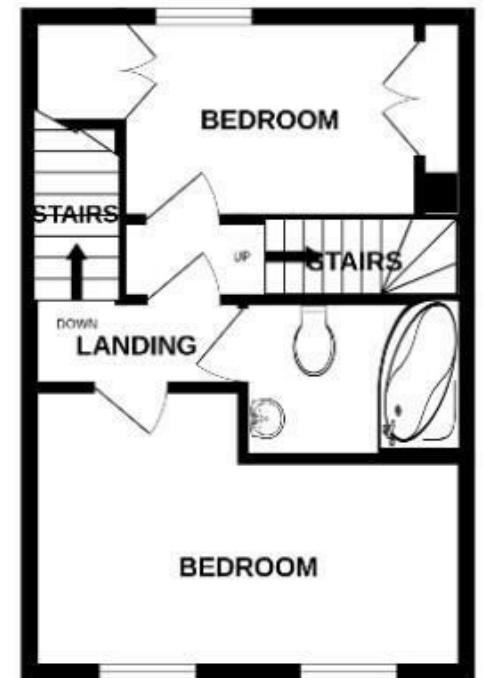


GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.
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- *****OPEN DAY SATURDAY 21st JUNE By Appointment Only*****
- Three Bedroom Victorian Cottage
- Open Plan Lounge/Dining Room
- Kitchen
- Utility Room/Cloakroom
- First Floor Family Bathroom
- Secluded Rear Garden
- Potential To Extend 'STP'
- Desirable residential Road
- Walking Distance To Town Centre

Porch

3'3" x 3'1" (1.007 x 0.957)

Entered via front door, door leading to:-

Open Plan Lounge/Dining Room

22'4" x 15'0" (6.818 x 4.576)

Window to front aspect, window to rear aspect, under stairs storage cupboard, two radiators, stairs rising to first floor landing, door leading to:-

Kitchen

14'9" x 6'10" (4.497 x 2.105)

Window to side aspect, door to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and mixer tap, integrated oven, four ring gas hob with extractor fan over, space for dishwasher, space for fridge/freezer.

Utility Room/Cloakroom

5'7" x 6'9" (1.712 x 2.076)

Opaque window to side aspect, fitted with a range of base level units with working surface over, space for washer dryer, wash hand basin with pedestal, low level W.C.

First Floor Landing

Doors leading to:-

Bedroom Two

9'8" x 11'8" (2.947 x 3.580)

Two windows to front aspect.

Bedroom Three

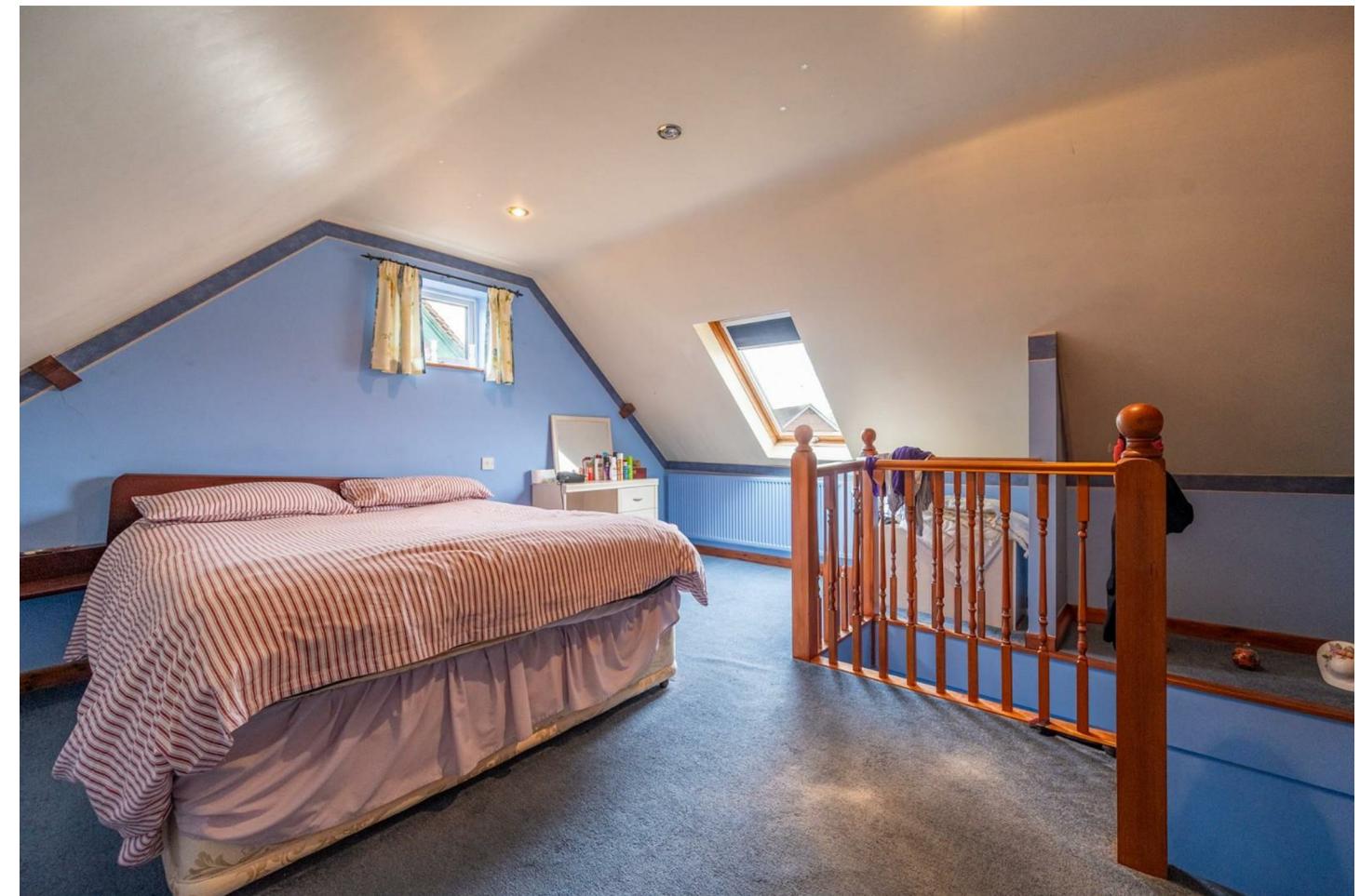
10'10" x 6'0" (3.324 x 1.844)

Window to rear aspect.

Bathroom

7'7" x 5'4" (2.312 x 1.638)

Fitted with a panel enclosed bath with wall





mounted shower attachment, low level W.C,
wash hand basin with pedestal.

Bedroom One-Second Floor

15'0" x 14'5" (4.575 x 4.415)

Window to side aspect, Velux window to
rear aspect,

Rear Garden

The rear garden is mainly lawn with a
decked area directly to the rear of the
property. There is a timber shed at the foot
of the garden and side access back to the
front.

