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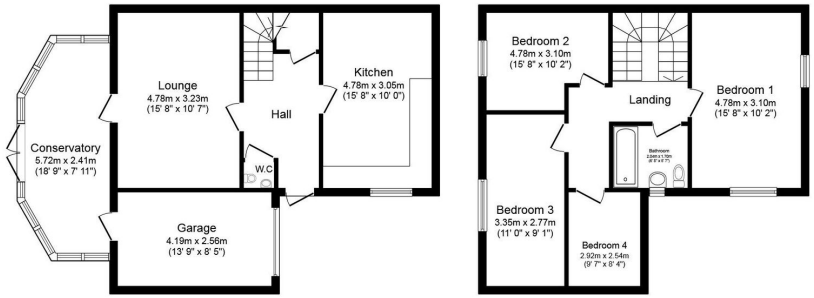
POWERED BY exp UK

8 Maynard Close,

£460,000

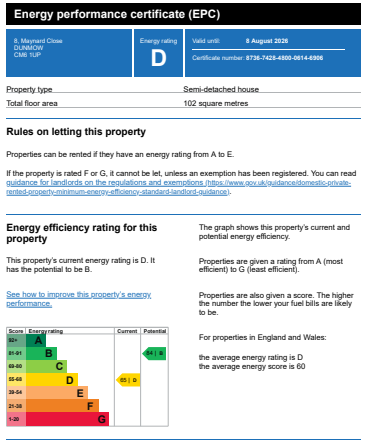
4 1 2

Chain Free A fantastic Four bedroom home, Internally the property comes with an open plan fitted kitchen/diner, cloakroom, lounge and Conservatory, while to the first floor there is a good sized main bedroom, family bathroom with three other good sized bedrooms. The property comes with a garage and parking to the front and a good sized rear garden.



Total floor area 117.1 sq.m. (1,260 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy performance certificate (EPC)

8, Maynard Close
DUNMOW
CM6 1UP

Energy rating: **D**

Valid until: **8 August 2026**

Certificate number: **8736-7425-4800-0614-6906**

Property type	Semi-detached house
Total floor area	102 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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