



## FITZWALTER PLACE, GREAT DUNMOW

GUIDE PRICE – £180,000

- 1 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- LARGE OPEN PLAN LIVING DINING AREA
- OPEN PLAN KITCHEN
- BEDROOM WITH WARDROBE AREA
- THREE-PIECE BATHROOM
- UNDER CROFT ALLOCATED PARKING SPACE
- WALKING DISTANCE TO HIGH STREET
- WOULD ACHIEVE £1,000 PCM ON THE RENTAL MARKET



Located within a 2 minute walk from Great Dunmow High Street, this one bedroom first floor apartment offers a large living room diner with open plan kitchen and west facing aspect, a telephone entry system, under croft parking, ample visitor parking and well manicured communal gardens.







With timber front door opening into;

### **Entrance Hall**

With two storage cupboards, one with hot and cold water cylinders. Smoke alarm, inset ceiling downlighting, telephone entry system, telephone and power points, wood effect linoleum flooring, access to loft, doors to rooms.

### **Living Room Diner 16'0" x 12'1"**

With sliding sash window to the West aspect overlooking the communal grounds, ceiling lighting, wall mounted electric radiator, TV and power points, fitted carpet, large opening into;

### **Kitchen:**

Comprising an array of eye and base level cupboards and drawers with complimentary oak block work surface and tiled splashback, a porcelain sink with mixer tap over, 4-ring electric hob with oven beneath and extractor fan above, recess power and plumbing for washing machine, recess and power for tall fridge-freezer, ceiling lighting, extractor fan, power points, wood effect linoleum flooring.

### **Bedroom 12'5" x 10'1"**

With sliding sash window to the West aspect overlooking communal grounds, ceiling lighting, wall mounted electric radiator, power points, fitted carpet, large recess ideal for built in wardrobe with hanging rails and shelving.

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with twin taps and wall mounted shower, tiled and glazed surround, closed coupled WC, pedestal wash hand basin with twin tap, half-tiled surround, ceiling lighting, extractor fan, ornate tile effect vinyl flooring.



## OUTSIDE

Externally the property enjoys an allocated undercroft parking space along with the well manicured communal grounds, whilst being within walking distance to High Street.

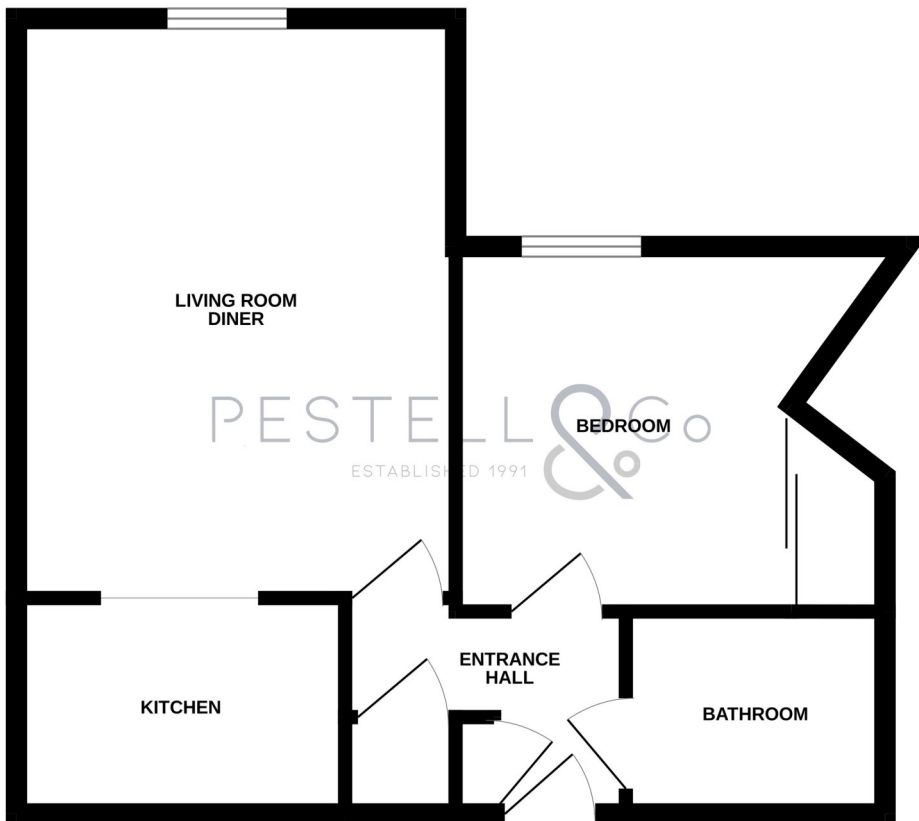


# DETAILS

EPC

TO FOLLOW

## FLOOR PLAN



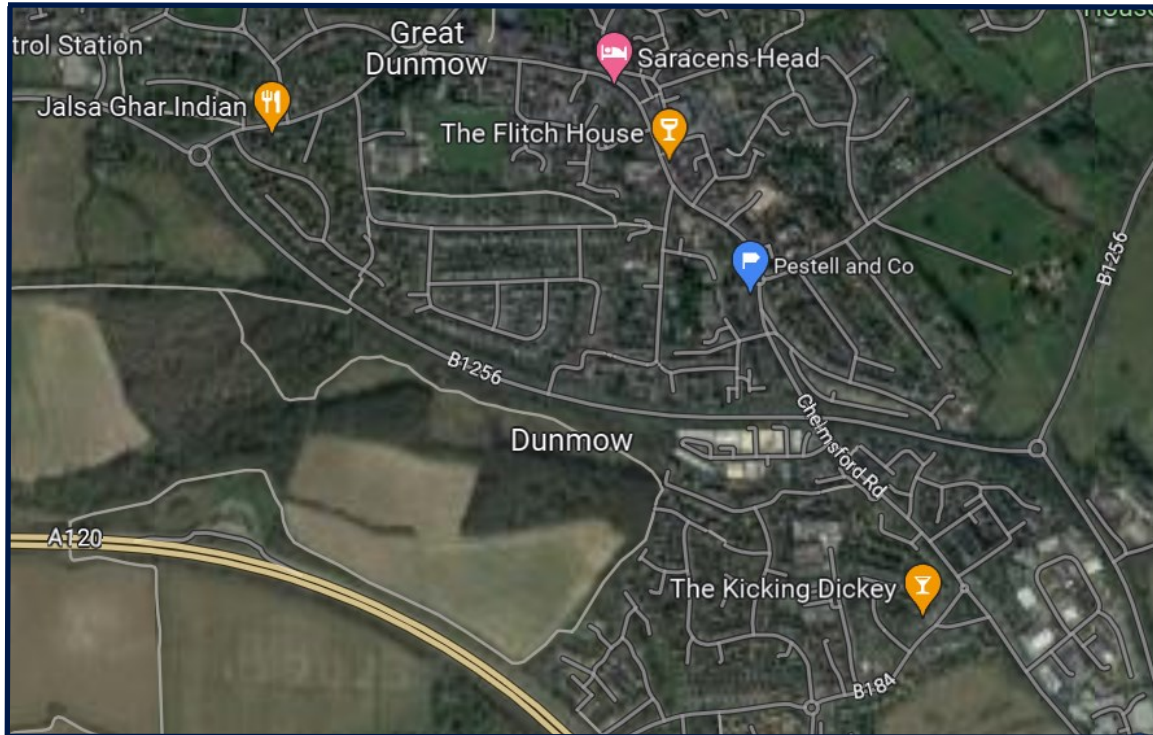
GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA: 444 sq.ft. (41.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Fitzwalter Place** is well located within a two minute walk of Great Dunmow's High Street. Great Dunmow offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

## DIRECTIONS



## FULL PROPERTY ADDRESS

43 Fitzwalter Place, Chelmsford Road,  
Great Dunmow, CM6 1HB

## COUNCIL TAX BAND

Band B

## SERVICES

Electric heating and hot water, mains drainage  
and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.



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