



## GRANARY COURT, GREAT DUNMOW

GUIDE PRICE - £175,000

- 2 BEDROOM SECOND FLOOR APARTMENT
- GOOD DECORATIVE ORDER THROUGHOUT
- LIVING AND DINING ROOM
- COMMUNAL GARDENS
- NEWLY INSTALLED ELECTRIC RADIATORS
- ALLOCATED PARKING SPACE
- CLOSE WALKING DISTANCE TO DUNMOW HIGH STREET
- LOCKED CYCLE STORE

A two bedroom second floor apartment offering a living room diner, kitchen, 2 bedrooms and a family bathroom. The property enjoys communal gardens, has it's own allocated parking space and is in close walking distance to Great Dunmow town centre.





With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With inset ceiling downlighting, wall mounted fuse board, power points, luxury vinyl flooring, airing cupboard housing pressurised hot water cylinder, smoke alarm, access to loft space, and doors to rooms.

### **Living Room Diner 15'11 x 10'10" (4.85m x 3.3m)**

With large picture window overlooking rear communal gardens, wall mounted feature fireplace, inset ceiling downlighting, an array of TV, telephone and power points, luxury vinyl flooring and opening through to:

### **Kitchen**

An array of eye and base level cupboards and drawers with complimentary effect rolled work surface, single bowl single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with stainless steel extractor fan over and tiled splashback and oven under, power and recess for fridge freezer, power and plumbing for washing machine, window to front, inset ceiling downlighting, luxury vinyl flooring and an array of power points.

### **Bedroom 1 - 11'6" x 8'6" (3.51m x 2.59m)**

With window to rear, wall mounted electric radiator, ceiling lighting, fitted carpet and power points.

### **Bedroom 2 - 8'6" x 8'6" (2.59m x 2.59m)**

With large bay window to front, ceiling lighting, wall mounted electric radiator and fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, fully tiled and glazed shower screen, pedestal wash hand basin with twin taps, close coupled WC, inset ceiling downlighting, extractor fan, wall mounted electric heater and luxury vinyl flooring.

# OUTSIDE

## The Property

The property enjoys an allocated parking space with communal gardens and is in close walking distance to Dunmow town centre.

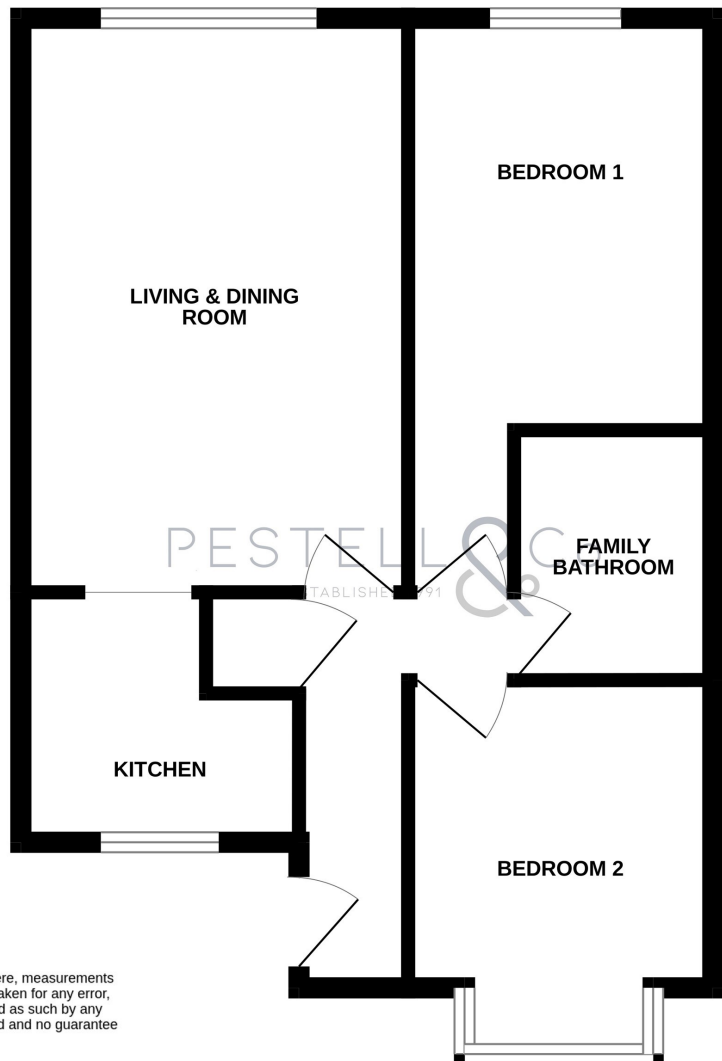


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



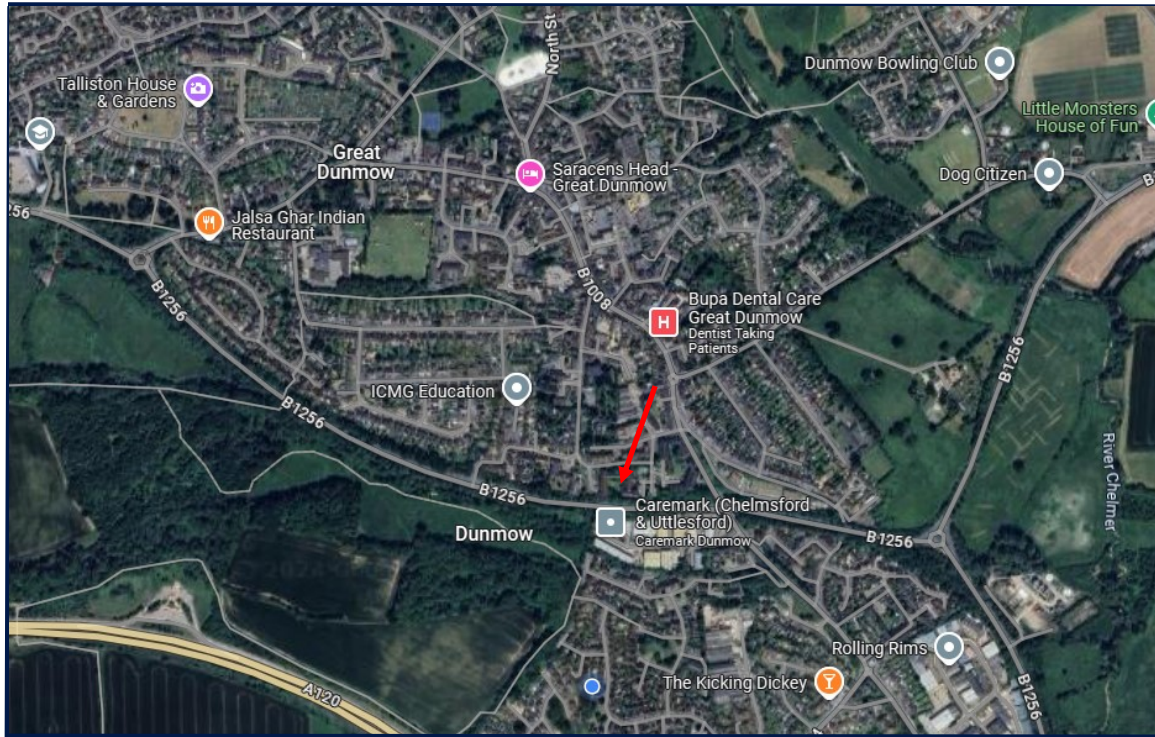
TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

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

**Granary Court** is located in Great Dunmow within walking distance to the town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Granary Court, Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which 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

45 Granary Court, Haslers Lane, Dunmow, Essex  
CM6 1BW

## COUNCIL TAX BAND

Band B

## SERVICES

Mains electricity, drainage and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe information supplied in this brochure is accurate as of the date 01/11/2024. 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.

# PESTELL & Co

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