



## HIGH STREET, GREAT DUNMOW

GUIDE PRICE – £299,950

- NO ONWARD CHAIN
- 2 BEDROOM MID-TERRACED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN DINING ROOM
- UNDERSTAIRS STORAGE CUPBOARD
- GROUND FLOOR BATHROOM
- PRINCIPAL BEDROOM ENJOYING BUILT-IN STORAGE
- REAR SOUTH-FACING COURTYARD GARDEN
- IDEAL CENTRE OF TOWN LOCATION
- ON STREET PARKING



We are pleased to offer, with no onward chain, this Victorian two bedroom mid-terraced property located in the heart of Great Dunmow. The ground floor accommodation offers characterful living spaces of a living room with feature fireplace, a kitchen dining room with an understairs storage cupboard, an inner lobby and a family bathroom. The top floor enjoys two bedrooms, with the principal bedroom enjoying built-in storage. Externally, the front of the property is laid to a block-paved frontage with wrought iron fencing and brick walling. To the rear, there is a south-facing courtyard garden, laid primarily to decking with a timber shed.







Timber and glazed front door opening into;

### **Living Room 12'6" x 10'2"**

With sliding sash window to front, wall mounted lighting, cupboard housing electric fuseboard, TV and power points, wall mounted radiator, feature fireplace with electric ornamental wood burning stove, fitted carpet, door through to;

### **Kitchen Dining Room 15'3" x 12'6" max**

Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface and tiled splashback, single bowl single drainer composite sink unit with mixer tap, 4-ring stainless steel gas hob with extractor fan above and oven beneath, recess power and plumbing for washing machine, wall mounted Baxi Boiler, window overlooking rear decked courtyard, inset ceiling downlighting, power points, tile effect laminate flooring, wall mounted radiator, understairs storage cupboard, stairs rising to first floor landing, door through to;

### **Inner Lobby**

With inset ceiling lighting, timber and glazed door leading out to rear garden, tile effect laminate flooring, door to;

### **Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower over with tiled and glazed shower screen, vanity mounted wash hand basin with mixer tap, close coupled WC, half tiled surround, large vanity mirror with electric shaving point, inset ceiling downlighting, obscure window to rear, wall mounted chromium heated towel rail, linoleum flooring.

### **First Floor Landing**

With ceiling lighting, smoke alarm, fitted carpet, power points, doors to rooms.

### **Bedroom 1 – 12'6" x 10'3"**

With sliding sash window to front, ceiling lighting, built-in storage cupboard, power points, wall mounted radiator, exposed timber flooring.

### **Bedroom 2 – 9'8" x 6'2"**

With window to rear, ceiling lighting, wall mounted radiator, power points, exposed timber flooring.



# OUTSIDE

## The Front

The front of the property is approached via wrought iron fencing with gate, laid to a block-paved frontage with wrought iron fencing and brick walling, with a step enjoying ornamental rose leading to front door.

## South-Facing Courtyard Garden

Laid primarily to decking with outside water point, timber shed, retained by close boarded fencing with personnel gate to rear supplying external access to garden.



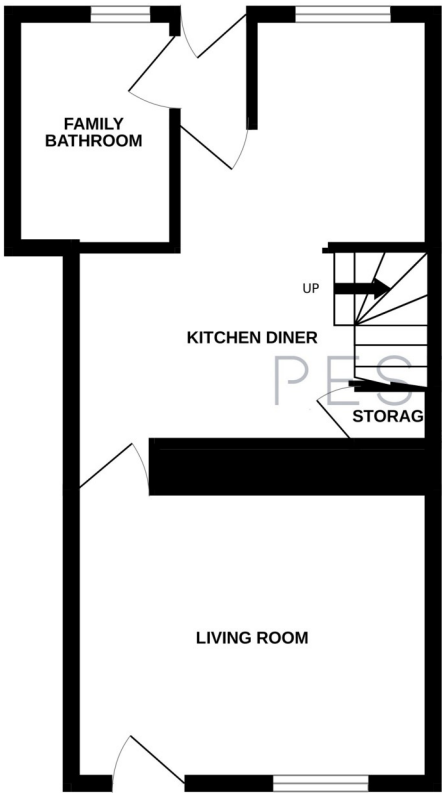
DETAILS

EPC

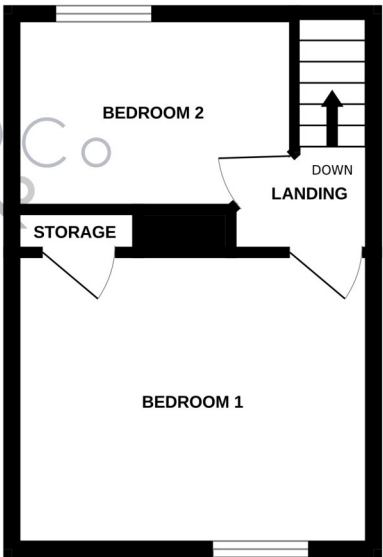
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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.

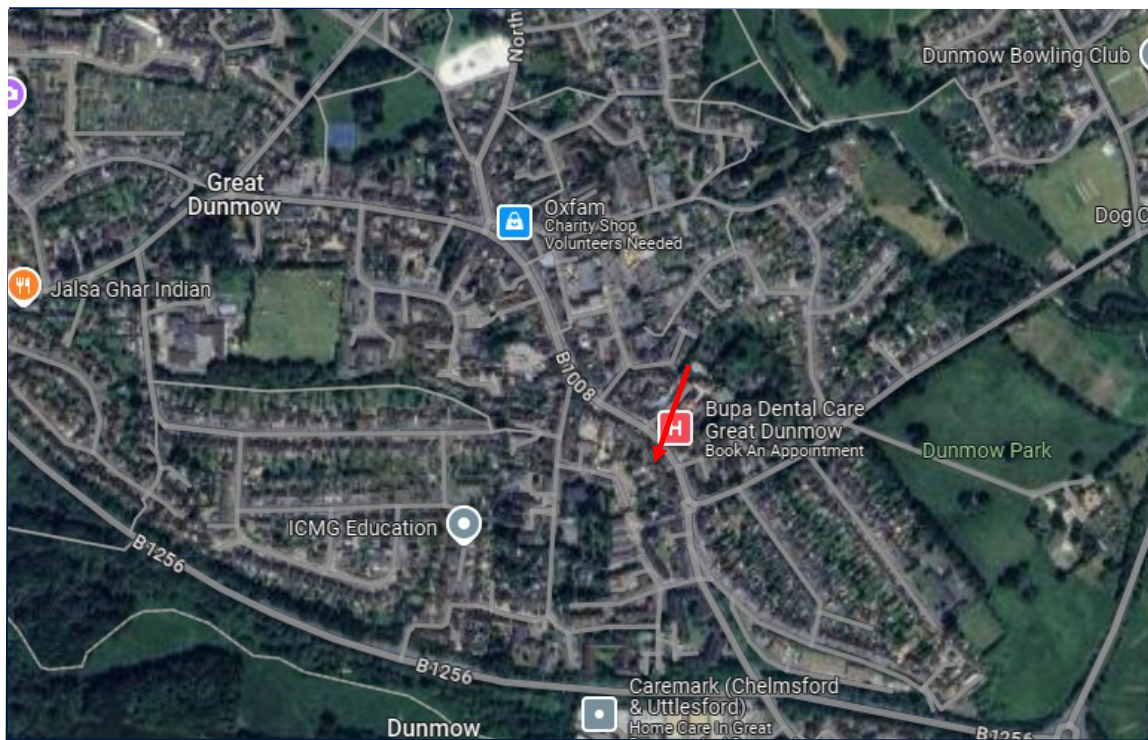
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# GENERAL REMARKS & STIPULATIONS

**High Street** is located within Great Dunmow town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. High Street, 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

70 High Street, Great Dunmow, Essex, CM6 1AP

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 09/05/2025. 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

ESTABLISHED 1991

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Are you a developer looking for an agent to market or value your site?