



# PESTELL & Co

ESTABLISHED 1991

MATILDA WAY, FLITCH GREEN

GUIDE PRICE: £220,000



2 DOUBLE BEDROOM FIRST FLOOR APARTMENT | LIVING ROOM DINER  
KITCHEN | MASTER BEDROOM WITH EN SUITE | FAMILY  
BATHROOM | OFF STREET PARKING | WELL REGARDED  
VILLAGE PRIMARY SCHOOL | EXCELLENT DECORATIVE ORDER

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A well presented modern first floor apartment comprising of two double bedrooms, with en-suite to the master bedroom, kitchen, living room diner, family bathroom and allocated parking. The property is within a short walk to the prestigious village primary school and village amenities. (Please note the photography has been taken prior to the current occupier).



ENTRANCE HALL

LIVING ROOM DINER  
15'2" X 12'0" MAX

KITCHEN





BEDROOM 1 – 15'6" MAX X 11'1" MAX  
EN-SUITE  
BEDROOM 2 – 14'1" MAX X 8'8" MAX  
FAMILY BATHROOM



With timber framed front door opening into

#### **ENTRANCE HALL**

With Ceiling Lighting, smoke alarm, fitted carpet, wall mounted radiator, telephone entry system, storage cupboard housing fuse box, hot water cylinder and shelving and doors to rooms

#### **LIVING ROOM DINER – 15'2" X 12'0" (MAX)**

With ceiling lighting, smoke alarm, fitted carpet, TV, telephone and power points, wall mounted radiator, French doors opening out onto the Juliette balcony and opening through to:

#### **KITCHEN**

Comprising an array of eye and base level cupboards and drawers, integrated fridge freezer, integrated washing machine, integrated double oven, integrated hob with tiled splash back and extractor fan over, one and a half bowl single drainer stainless steel sink unit with mixer tap and tiled splash back, tiled effect linoleum flooring, power points, inset ceiling downlighting and window to front

#### **BEDROOM 1 – 15'6" (MAX) X 11'1" (MAX)**

With ceiling lighting, window to front, fitted carpet, TV, telephone and power points, wall mounted radiator, fitted wardrobe with hanging rail and storage rail and door opening through to:

#### **EN-SUITE**

Comprising a fully tiled and glazed shower cubicle, heated towel rail, low level W/C with integrated flush, wash hand basin with duel taps and tiled splash back, inset ceiling downlighting, tiled effect linoleum flooring, obscure window to side, electric shaving point and extractor fan

#### **BEDROOM 2 – 14'1" (MAX) X 8'8" (MAX)**

With window to front, ceiling lighting, fitted carpet, power points, fitted wardrobe with hanging rail and shelving and a wall mounted radiator

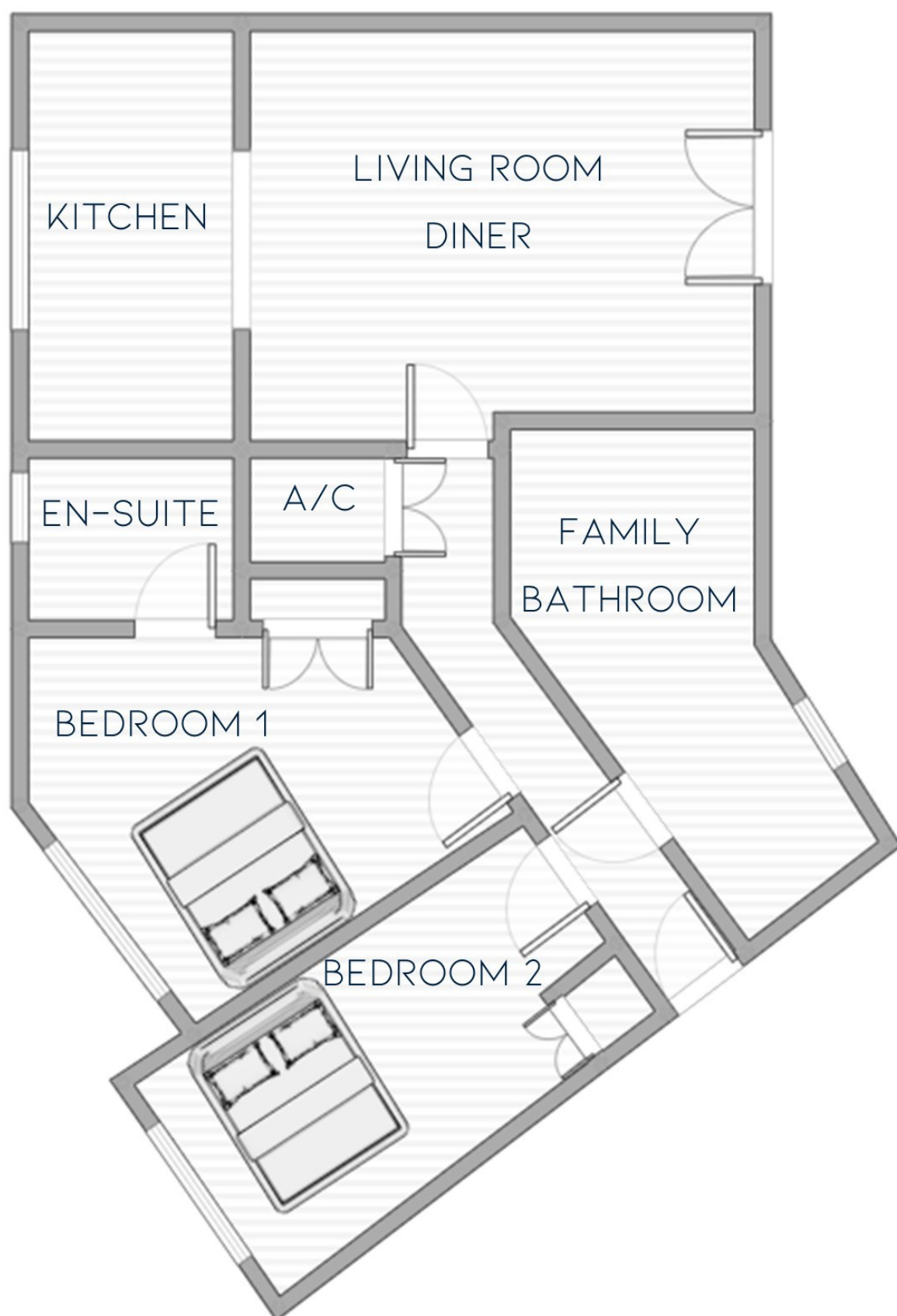
#### **FAMILY BATHROOM**

Comprising a three piece suite of a panel enclosed bath with mixer tap and shower attachment and tiled surround, a low level W/C with integrated flush, heated towel rail, wash hand basin with duel taps and tiled splash back, electric shaving point, window to front, inset ceiling downlighting, extractor fan and tiled effect linoleum flooring

**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

## OUTSIDE

The front of the property contains an allocated parking space as well as access to the communal via a telephone entry system



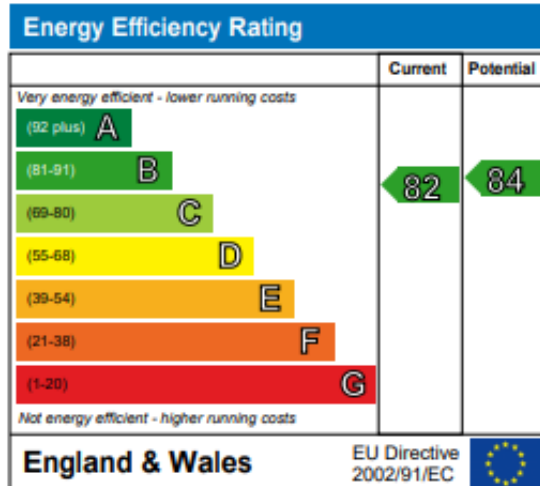
# Energy Performance Certificate



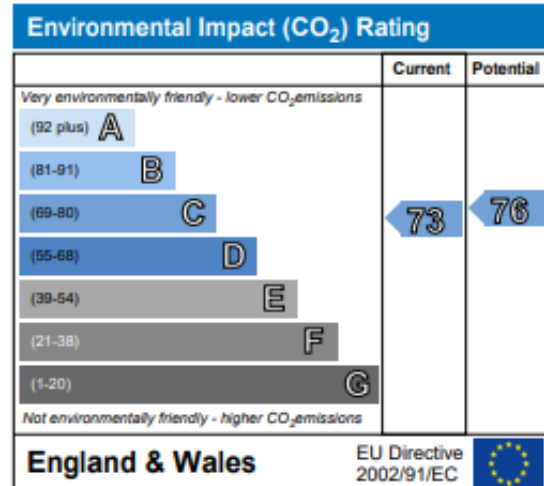
5, Matilda Way  
Little Dunmow  
DUNMOW  
CM6 3GD

Dwelling type: Mid-floor flat  
Date of assessment: 29 September 2011  
Date of certificate: 29 September 2011  
Reference number: 2018-5052-6221-9809-5930  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 70 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	187 kWh/m <sup>2</sup> per year	169 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.1 tonnes per year
Lighting	£76 per year	£46 per year
Heating	£115 per year	£130 per year
Hot water	£151 per year	£123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## THE LOCATION

**Matilda Way** is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch Green Primary School that has obtained an "Outstanding" from Ofsted. At its neighbouring village of Felsted further schooling can be found along with shops for your day to day needs, public houses and restaurants. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

GENERAL REMARKS &  
STIPULATIONS

Folio 3219

FULL ADDRESS

5 Matilda Way, Flitch Green, Little Dunmow, Dunmow CM6 3GD

SERVICES

Mains electricity, water, electric storage heating

LOCAL AUTHORITY

UTTLESFORD DISTRICT COUNCIL, Council Offices, London Road, Saffron Walden CB11 4ER, 01799 510510

COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.



OFFICE OPENING TIMES

IMPORTANT NOTICE

**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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?