



14 MARKET PLACE

Dunmow, CM6 1AT

OFFERS IN EXCESS OF £300,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Mixed Commercial / Residential
- First Floor Two Bedroom Flat
- Ground Floor Commercial Area
- Attractive Grade 2 Listed Property
- Gas Heating Throughout
- Rear Garden with Outbuilding
- Potential to Live above and Rent Below s.t.p.
- Ideally Suit a Purchaser looking at Live/Work Set Up





Property Description

THE PROPERTY

Mixed use residential and commercial premises.

Ideally suiting a purchaser looking to live in the flat on the first floor with a business on the ground floor.

Or possibly live above and rent below to provide an income subject to planning.

Impressive Grade 2 listed property situated within a period setting within the town.

THE LOCATION

Town centre commercial premises that would suit a variety of uses subject to the necessary consents.

The property is arranged over two floors and has been a dentist practise and financial services practise in the past. Character features throughout and situated in a prominent building.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and

Chelmsford with links to both London and Cambridge.

COMMERCIAL GROUND FLOOR

ENTRANCE HALL

OFFICE

12' 11" x 11' 8" (3.94m x 3.57m)

OFFICE

8' 9" x 11' 10" (2.67m x 3.62m)

MIDDLE LOBBY

WC

OFFICE

6' 7" x 14' 6" (2.02m x 4.42m)

KITCHEN

8' 11" x 9' 2" (2.74m x 2.81m)

FIRST FLOOR RESIDENTIAL

This could be further offices if required.

LANDING

KITCHEN/LOUNGE

10' 7" x 12' 9" (3.25m x 3.90m)

BEDROOM 1

8' 9" x 16' 1" (2.67m x 4.91m)

BEDROOM 2

13' 1" x 8' 2" (4m x 2.50m)

BATHROOM

OUTSIDE

The property benefits from a rear garden which is laid mainly to lawn. Outbuilding.

PROPERTY INFO

Grade 2 Listed

Residential Council Tax Band B.

Freehold

AGENTS NOTE

The property is currently having the exterior repaired which was the result of impact damage and will be sorted before any purchaser completes.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 106.6 sq. metres (1147.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.



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