



## 9 MILL LANE

Dunmow, CM6 1BG

£315,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Mid Terrace Town Centre Property
- Two Bedrooms and First Floor Bathroom
- Lounge and Dining Room
- Double Glazed
- Good Sized Kitchen
- Garage and Parking
- Court Yard Garden
- Gas Heating





## Property Description

### THE PROPERTY

Town centre two bedroom property, presented in good condition and benefiting from parking and a garage and offered CHAIN FREE.

### THE LOCATION

This property is ideally situated moments from the High Street so convenient for all the facilities.

Within easy reach of all the facilities that this thriving market town offers.

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.

### ENTRANCE HALL

### LOUNGE

5.22m (17'2") x 4.84m (15'11")

### DINING ROOM

3.58m (11'9") x 2.25m (7'4")

### KITCHEN/BREAKFAST ROOM

4.47m (14'8") x 2.73m (9')

### FIRST FLOOR

### LANDING

### BEDROOM 1

5.09m (16'8") x 2.73m (8'11")

### BEDROOM 2

3.67m (12') x 2.06m (6'9")

### BATHROOM

## OUTSIDE & GARAGE

The property has a single garage with parking to the front.  
Gated access leads to the rear which is laid to patio with artificial grass.

## PROPERTY INFORMATION

Freehold

EPC Band - C

Council Tax Band - C

No Onward Chain





## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

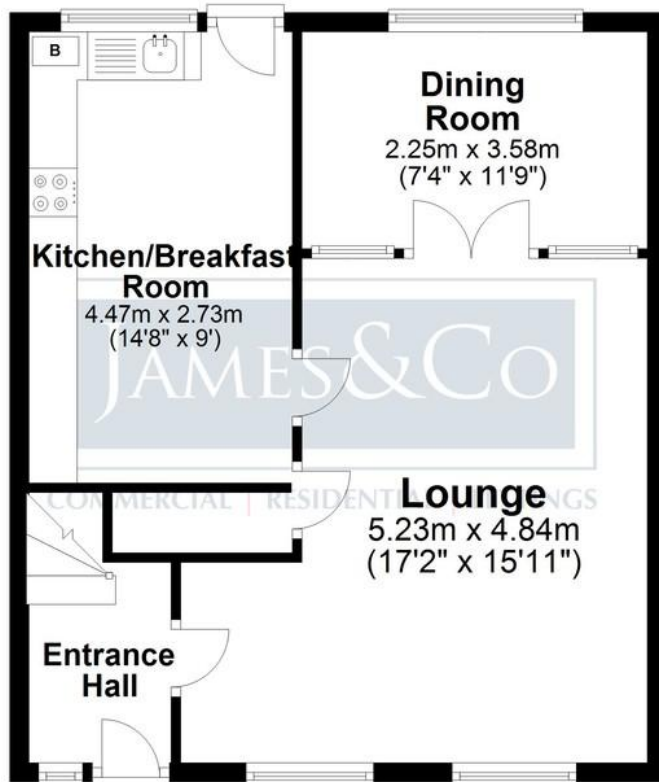
## LOCAL AUTHORITY

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

## Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 81.1 sq. metres (872.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

JAMES&Co

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

