



## 51 RANULF ROAD

Flitch Green, Dunmow, CM6 3GR

£325,000

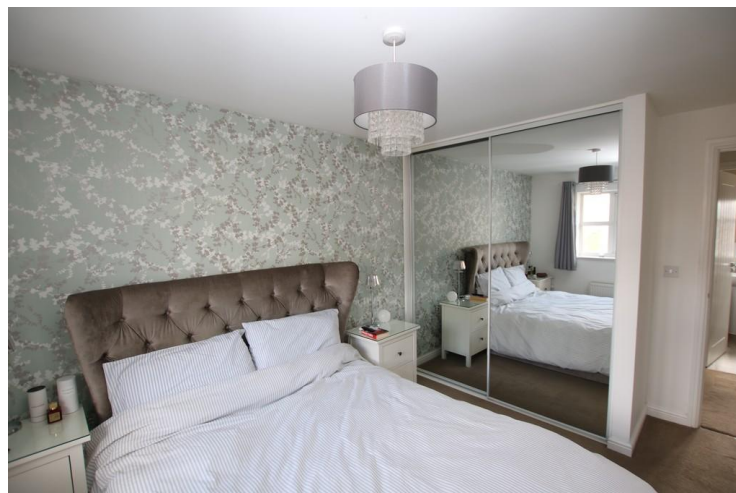


COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Modern 2 Bed Home
- Two Bathrooms
- Landscaped Rear Garden
- Beautifully Presented Throughout
- Fully Double Glazed
- Gas Central Heating
- 2 Parking Spaces
- No Onward Chain





## Property Description

### THE PROPERTY

\*\* BEAUTIFUL CONDITION \*\* A modern terraced home located on the Fitch Green development comprising two bedrooms and two bathrooms, kitchen, lounge/dining room and a downstairs cloakroom. The property is fully double glazed. A lovely enclosed rear garden with a decked patio area and a rear gate accessing the parking area for two cars.

### Entrance

### Cloakroom

### Kitchen

3.26m (10'8") x 2.04m (6'8")

### Lounge/Dining

4.21m (13'10") x 3.96m (13') max

### Landing

Door to:

### Bedroom 1

3.94m (12'11") x 3.23m (10'7") max

### En-suite Shower Room

### Bedroom 2

3.35m (11') x 2.11m (6'11")

### Bathroom

### Garden

A lovely enclosed rear garden with decked patio area, rear gate leading to parking area for two cars.

### PROPERTY INFORMATION

Council Tax Band - C

Freehold

EPC - C



## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

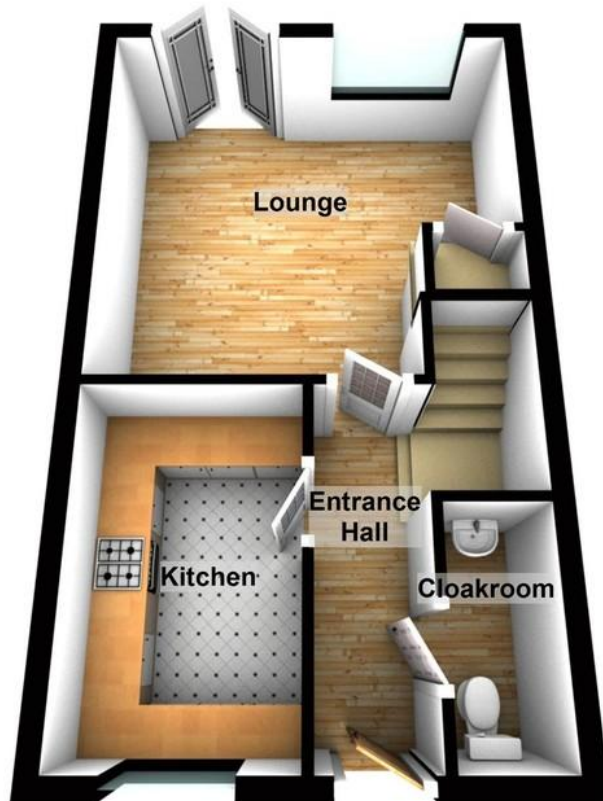
## LOCAL AUTHORITY

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. 30.5 sq. metres (328.0 sq. feet)



## First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 62.0 sq. metres (667.9 sq. feet)

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Plan produced using The Mobile Agent.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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