



22 NEW STREET

DUNMOW, CM6 1BH

O.I.E.O. £270,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- 2 Bedrooms
- First Floor Bathroom
- Cellar
- Cast Iron Burner in the Lounge
- Historic Part of the Town
- Grade 2 Listed
- Exposed Beams and Sash Windows
- Easy Walk to the Town Centre





Property Description

THE PROPERTY

SPACIOUS 2 BEDROOM PERIOD TOWN CENTRE COTTAGE with a FIRST FLOOR BATHROOM and a CELLAR suitable for WINE or STORAGE. OPEN FIREPLACE with BEAMS and SASH WINDOWS and situated in an HISTORIC ROAD JUST OFF THE HIGH STREET. VIEWING IS A MUST.

Lounge (Reception)

3.60m (11'10") x 3.04m (10') Sash window to front, open fireplace with brick built surround, radiator, laminate flooring, stairs to first floor, open plan to:

Dining Room

3.60m (11'10") x 3.18m (10'5") Replacement PVCu double glazed window to rear, radiator, laminate flooring, wall light

point(s), understairs storage cupboard with trap door leading down to the cellar.

Kitchen

2.84m (9'4") x 2.56m (8'5") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted gas radiator heating boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer with fitted electric oven, built-in four ring electric hob, radiator, ceramic tiled flooring, stable door to garden.

Cellar

3.60m (11'10") x 3.18m (10'5") We didnt see this but we understand from the vendor that there is light and reasonable head height.

Landing

Access to loft space, door to:

Bedroom 1

3.61m (11'10") x 2.97m (9'9") Sash window to front, wardrobe, radiator.

Bedroom 2

2.85m (9'4") x 1.70m (5'7") Replacement PVCu double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled splashbacks,

replacement PVCu double glazed window to rear, airing cupboard, radiator.

Garden

The property has gated side access leading to the rear which is a courtyard garden with access to a small storage shed with power connected.

COUNCIL TAX BAND

Tax band C

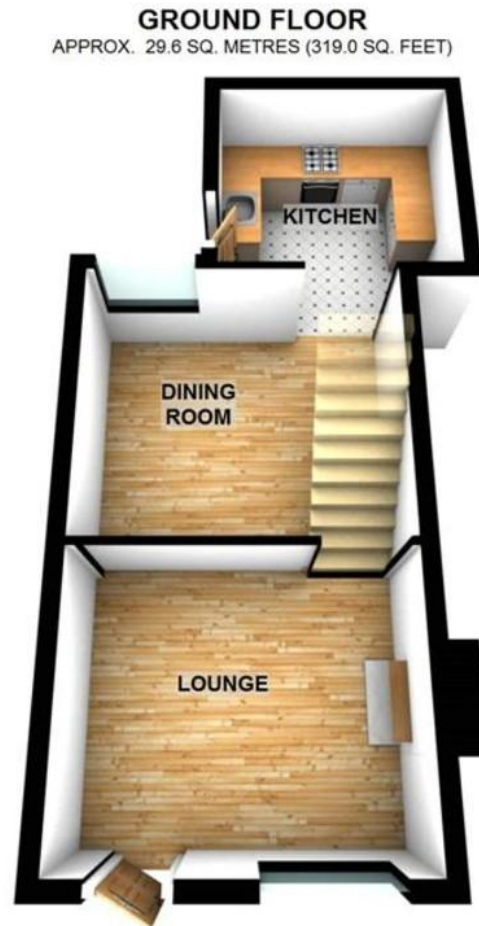
TENURE

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 are 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. 67.1 SQ. METRES (722.0 SQ. FEET)

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



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