



5 STAR LANE

Dunmow, CM6 1AY

O.I.R.O £260,000

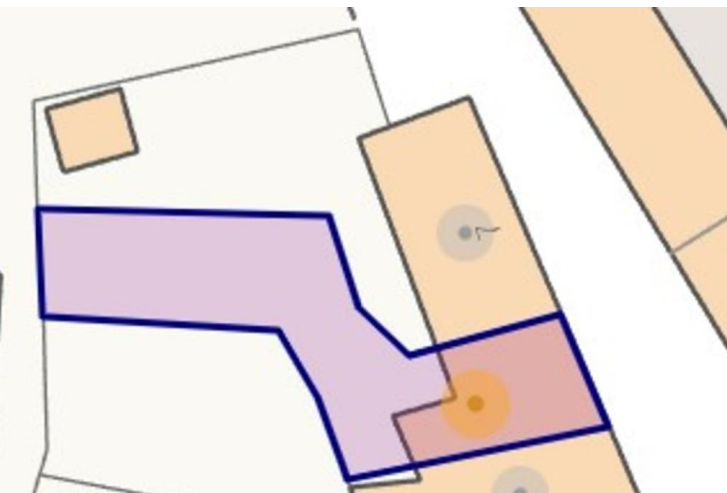


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Listed Period Cottage
- Two Bedrooms
- Period Features such as beams and open fireplaces.
- Potential For First Floor En Suite (subject to permission)
- Historic Part of the Town
- Moments from the 'Doctors Pond'
- Requiring Refurbishment
- Gas Heating





Property Description

THE PROPERTY

Period two bedroom cottage now requiring refurbishment and modernisation. Situated in an idyllic historic street on the way to the 'Doctors Pond' just off the town centre. No onward chain.

THE LOCATION

This superbly situated cottage is within an attractive part of the town along the lane which leads to the 'Doctors Pond'. Central town position.

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 at Dunmow, secondary school and the popular Felsted school.

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

PROPERTY INFORMATION

Freehold.
Council Tax Band - C
Mains services.
EPC - E

LOUNGE

3.68m (12'1") x 3.23m (10'7")

KITCHEN

4.89m (16'1") x 1.64m (5'4")

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 1

3.68m (12'1") x 3.20m (10'6")

DRESSING ROOM / POSSIBLE ENSUITE

We believe this could make an ensuite, subject to the

necessary consents.

BEDROOM 2

3.33m (10'11") max x 2.53m (8'4")

OUTSIDE

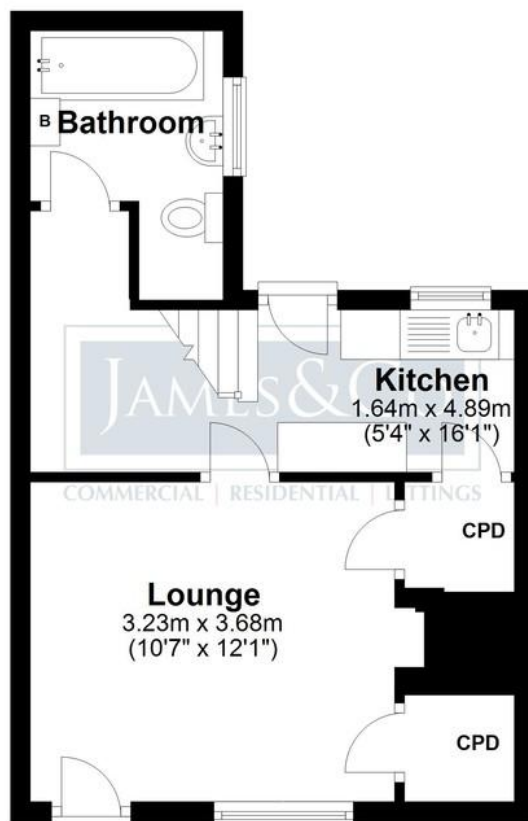
The property has a good sized garden for the property.

We understand permit parking is available for this property -
please confirm with the local council.



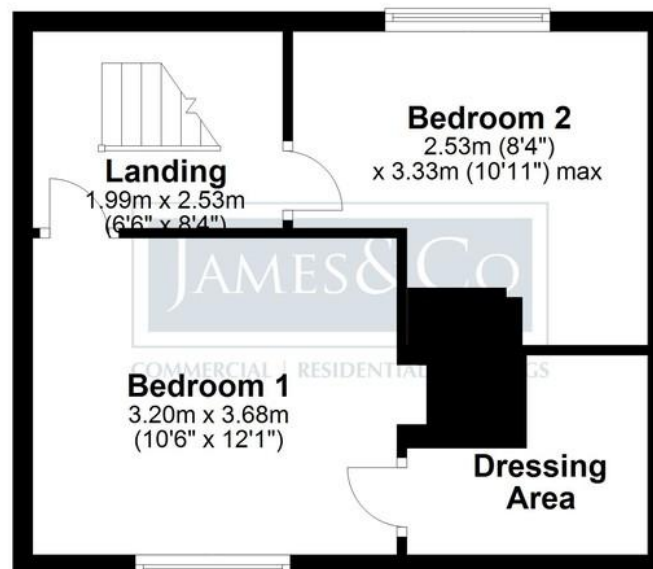
Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 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.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		

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