



## 45 THE CLOSE

DUNMOW, CM6 1EW

£392,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Grade 2 Listed Mews Style Period Property
- Good Sized Living Room with Fireplace
- Kitchen
- Separate Dining Room Overlooking the Garden
- Two Bedrooms
- Further Study Area
- Beautiful Front & Rear Gardens
- Allocated Parking







## Property Description

### THE PROPERTY

Beautiful period property situated in this popular 'Old Work House' conversion which was designed by Sir George Gilbert Scott. Offering two bedrooms and front and rear gardens and heaps of character.

### THE LOCATION

This wonderful period gem is within a popular conversion and within easy reach of all the amenities.

A good range of shopping and recreational facilities are provided in the market town of Great Dunmow which is a short walk away with larger towns of Braintree and Bishop's Stortford within easy driving distance.

There are a number of excellent schools in the area including three primary schools with one being a short walk away and a mixed secondary school in Great Dunmow.

Independent schooling can be found within reasonable proximity with Felsted locally, New Hall at Chelmsford and Bishop's Stortford College situated at Bishop's Stortford.

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.  
Grade 2 Listed

Epc Exempt

Council Tax Band - D

### LIVING ROOM

18' 6" x 13' 1" (5.65m x 4.01m)

### INNER HALLWAY

### KITCHEN

10' 9" x 7' 3" (3.30m x 2.22m)

### DINING ROOM

10' 11" x 8' 0" (3.35m x 2.44m)

### RAISED GROUND FLOOR

## BATHROOM

## LANDING

## FIRST FLOOR

## LANDING

## BEDROOM 1

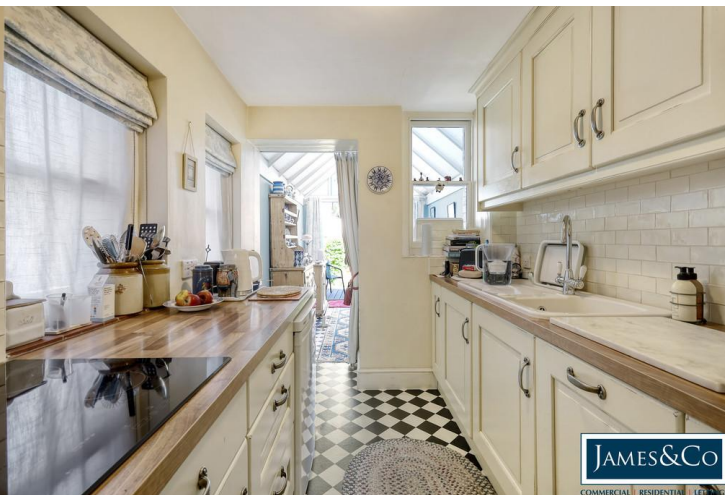
14' 4" x 10' 1" (4.37m x 3.09m)

## BEDROOM 2

11' 4" x 7' 3" (3.46m x 2.22m)

## OUTSIDE

The property benefits from front and rear gardens which are well stocked. Allocated parking.











## COUNCIL TAX BAND

Tax band D

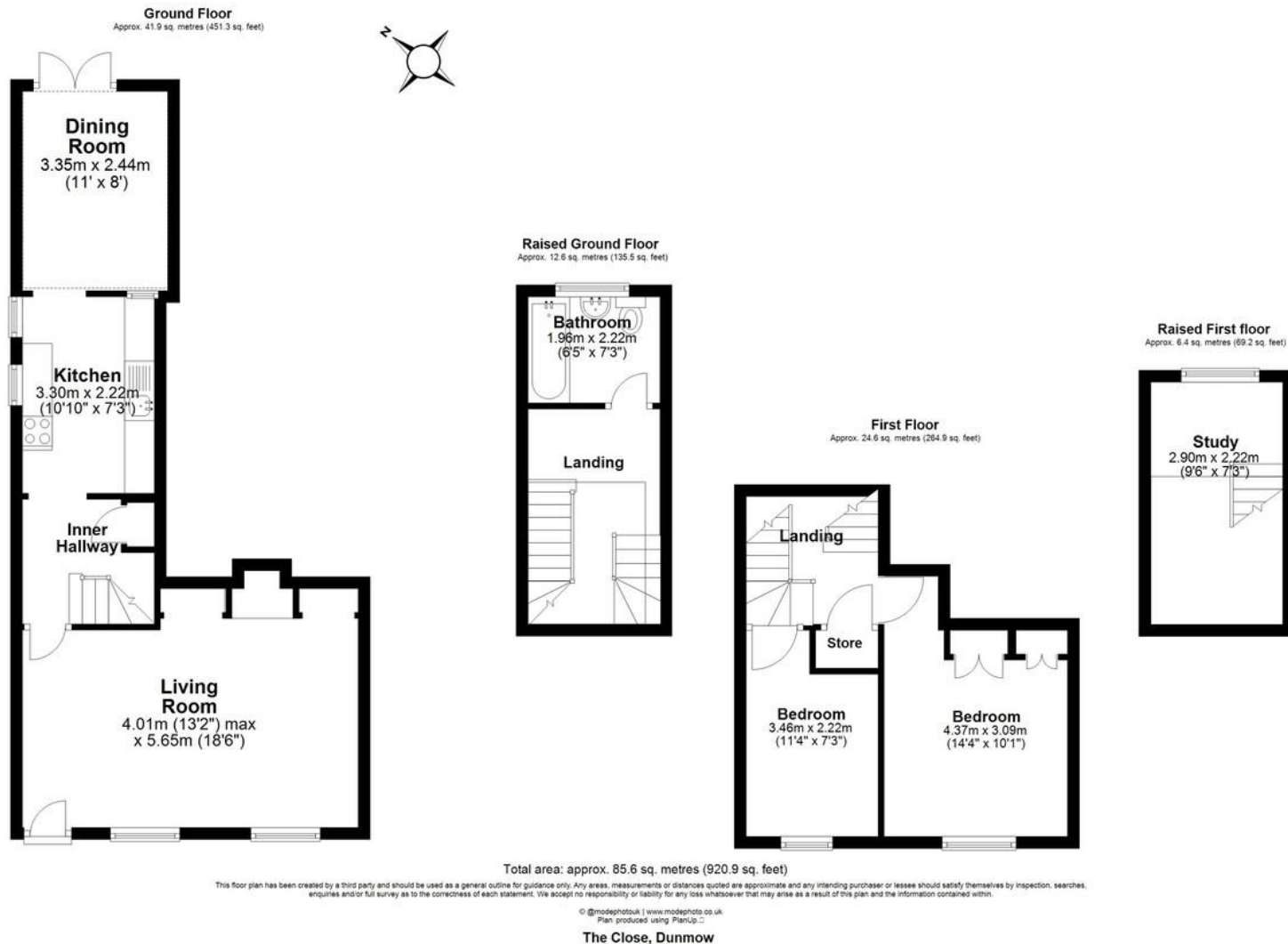
## TENURE

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



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