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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHURCH END, DUNMOW, ESSEX, CM6 2AF

OFFERS OVER £300,000

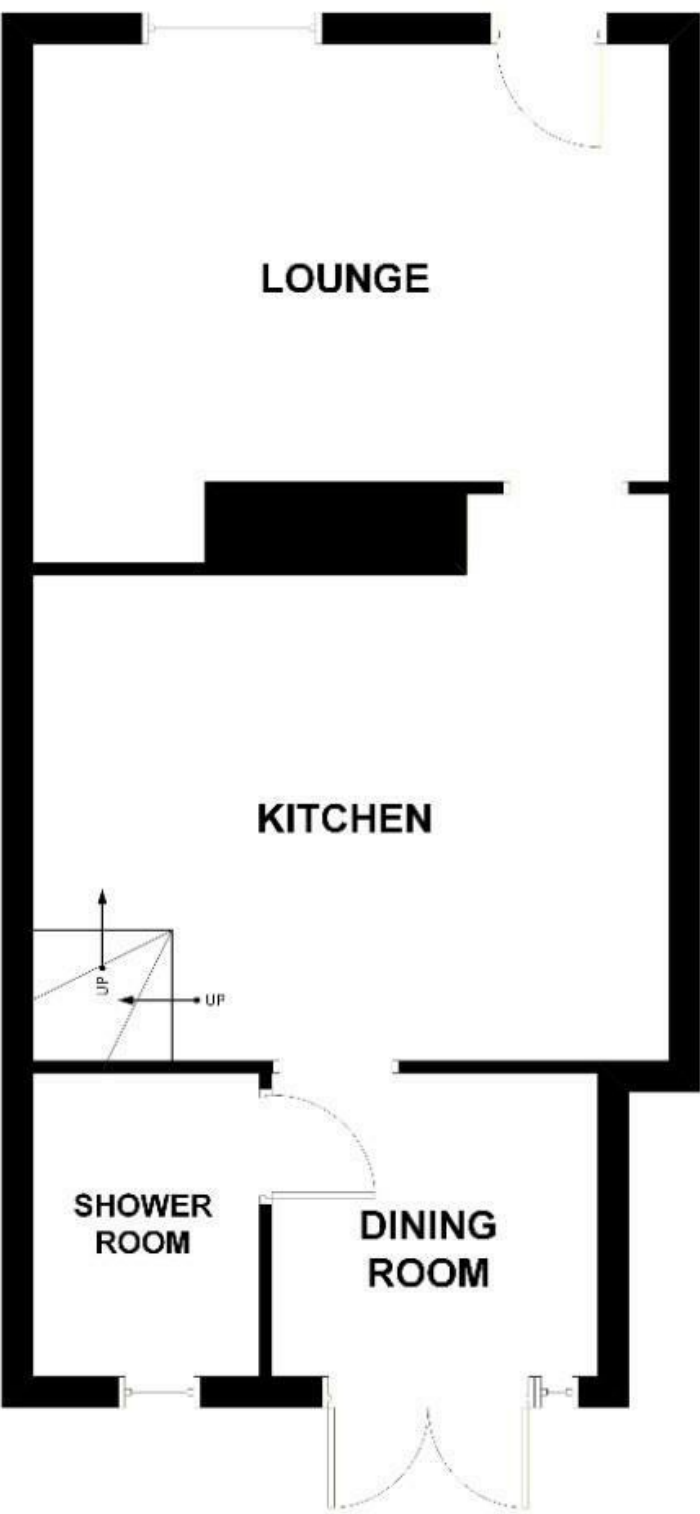


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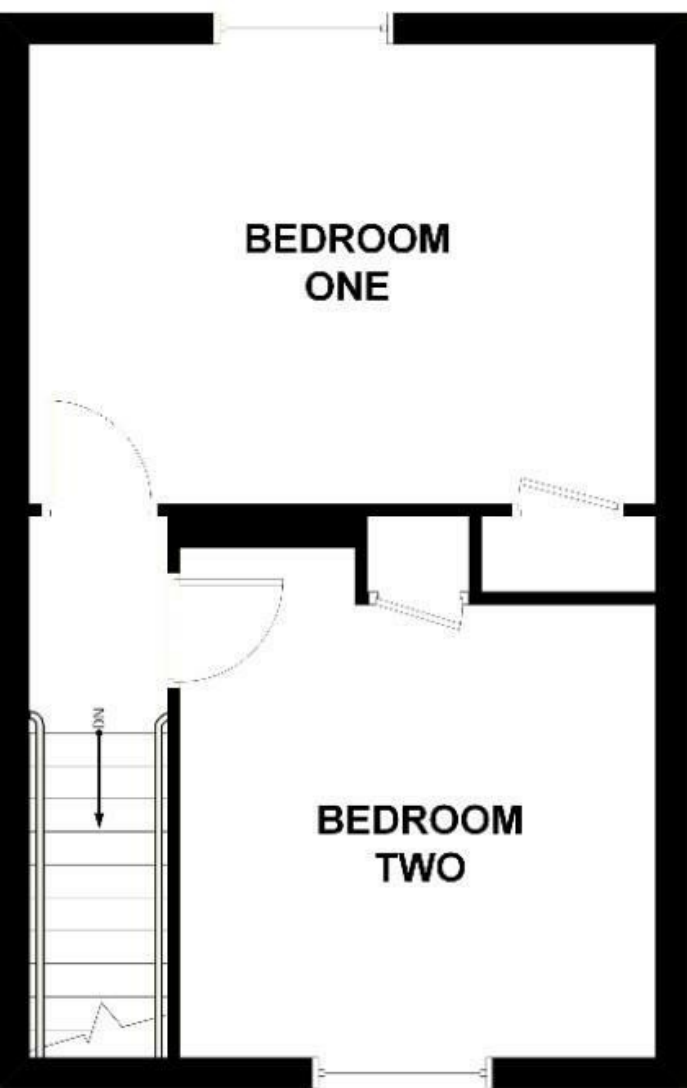
Located in the heart of the thriving market town of Great Dunmow, this charming two-bedroom, mid-terrace Grade II listed cottage is just a short walk from the town centre. The property offers well-proportioned accommodation arranged over two floors and retains a wealth of attractive period features throughout. Externally, the home benefits from a beautifully presented sandstone-paved garden, along with driveway parking for two vehicles.



GROUND FLOOR



FIRST FLOOR



DANIEL BREWER
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NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



- Two Bedrooms
- Mid Terrace Victorian Cottage
- Grade II Listed
- Enclosed Rear Garden
- Driveway Parking
- Lounge With Wood Burning Stove
- Kitchen & Dining Room
- Family Bathroom
- Walking Distance To Local Amenities
- Vieiwng Advised

Lounge

12' x 10'3" (3.66m x 3.12m)

Accessed via a solid front door:- Sash window to front aspect, inset wood burning stove, exposed timbers, radiator, power points, T.V point, door to.

Kitchen

12' x 8'8" (3.66m x 2.64m)

Window to rear aspect, base and eye level units with solid Oak working surfaces, inset sink with mixer taps, induction hob with extractor over, inset oven, space for fridge/freezer, space for washing machine, Victorian style radiator, power points, part tiled walls, solid wood flooring, stairs rising to the first floor landing, door to

Dining Room

Double glazed French doors leading to the rear garden, solid wood flooring, power points, door to.

Bathroom

Opaque window to rear aspect, enclosed shower with rainfall head & additional shower attachment, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

First Floor Landing

Door to.

Bedroom One

12' x 10'2" (3.66m x 3.10m)

Sash window to front aspect, radiator, power points, exposed timbers, built-in wardrobe.

Bedroom Two

9'1" x 6'11" (2.77m x 2.11m)

Window to rear aspect, radiator, power points, built-in wardrobe.





Garden
To the rear of the property is a Sandstone patio area with a timber shed to the foot of the garden. Rear access is granted via a timber gate.

Driveway Parking
To the front of the property is a raised patio area with sleeper enclosed flower bed. The remainder of the frontage is a shingle driveway providing parking for two vehicles.

Town Summary
The market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.

