



PESTELL & Co

ESTABLISHED 1991



STORTFORD ROAD, DUNMOW
TO LET: £795 PCM

AVAILABLE IMMEDIATELY | 1 BEDROOM APARTMENT | KITCHEN
BREAKFAST ROOM | SPACIOUS LIVING ROOM | OFF STREET
PARKING | POPULAR LOCATION | WITHIN WALKING
DISTANCE FROM THE LOCAL AMENITIES

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

We are pleased to offer to let this one double bedroom apartment comprising of a kitchen breakfast room, living and dining area, bathroom and off street parking in a popular location close to Great Dunmow's high street.



Timber framed door opening into:

ENTRANCE HALL

With Ceiling down lighting, a large window to front, Staircase to first floor landing, wall mounted radiator, fitted carpet and door to:

UTILITY

Large window to side, ceiling down lighting, valiant boiler, plumbing and electrical points for washing machine and lino effect flooring

FIRST FLOOR LANDING

With ceiling down lighting, fitted carpet and doors to rooms

LIVING ROOM

With ceiling down lighting, wall mounted radiator, electrical power points, large window to front, fitted carpet, smoke alarm and door leading through to:

BEDROOM

With loft access, ceiling lighting, large window to side, wall mounted radiator, fitted carpet, electrical and USB points

KITCHEN BREAKFAST ROOM

Ceiling down lighting, smoke alarm, ceiling light well, eye and base level cupboards and drawers, integrated oven and hob with tiled splashback and stainless steel extractor fan above, electrical power points, stainless steel single drainer, single bowl sink with tiled splash back, lino effect flooring and wall mounted radiator

BATHROOM

Comprising of a tiled shower cubicle with inset ceiling down lighting, sliding glass door and small window to side, contemporary wash hand basin with contemporary mixer tap and under sink storage cupboards, low level W/C with integrated flush, chromium heated towel rail and lino effect flooring.

GENERAL REMARKS & STIPULATIONS

R28835

FULL ADDRESS

9B Stortford Rd, Great Dunmow, Essex, CM6 1DA

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council , Council Offices, London Road, Saffron Walden CB1 1 4ER

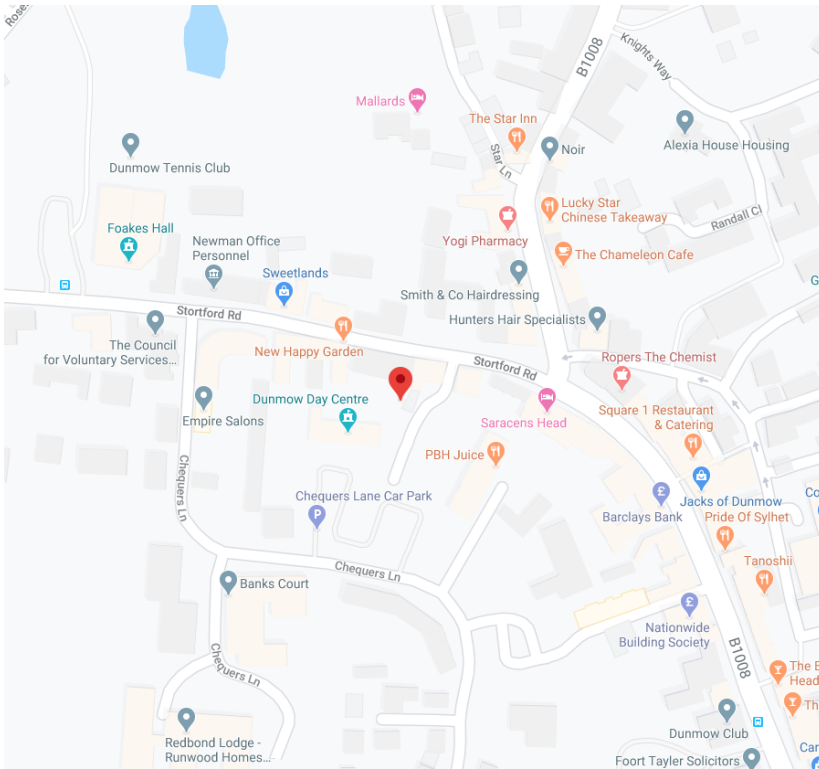
COUNCIL TAX BAND

Band A

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?