



## BROOK STREET, LITTLE DUNMOW

TO LET – £725 PCM

- AVAILABLE IMMEDIATELY - UNFURNISHED
- SINGLE OCCUPANTS ONLY
- 1 BEDROOM STUDIO
- LIVING ROOM/BEDROOM AREA
- KITCHEN WITH WHITE GOODS
- SHOWER ROOM
- ALLOCATED PARKING SPACE
- A SHARED USE OF GARDEN



A one bedroom annex consisting of a living room/bedroom area, kitchen area with white goods and a shower room with fully tiled and glazed shower cubicle. The outside consists of an allocated parking space available and allowed use of a shared garden.







The property is entered by a timber front door opening into a studio apartment, with;

### Living Room/Bedroom Area 13'10" x 8'7"

With three windows to front, wall mounted contemporary electric radiator, wall mounted fuseboard, ceiling lighting, TV, telephone and power points, feature exposed brick wall, fitted carpet, opening into;

### Kitchen

Comprising eye and base level cupboards and drawers with complimentary rolled granite effect work surface with tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, integrated oven with 4-ring electric hob and extractor fan above, recess with fridge-freezer, recess with washing machine, ceiling lighting, tiled effect linoleum flooring, door to;

### Shower Room

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap, tiled splashback and mirror above, closed couple WC, chromium heated towel rail, tile effect linoleum flooring, ceiling lighting and extractor fan.

## OUTSIDE

There is an allocated parking space and use of a shared garden.

## FLOOR PLAN

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# GENERAL REMARKS & STIPULATIONS

Brook Street is located in Little Dunmow, which is close to the popular village of Felsted. Great Dunmow is approximately 5 minutes drive which offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Brook Street, Little Dunmow, Dunmow, Essex,  
CM6 3HU

## COUNCIL TAX BAND

Band A

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**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.



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