



# 1 DURAND LANE

Flitch Lane, Dunmow, CM6 3FS

£325,000



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

- Two Bedroom House
- Lovely Size Garden
- Garage (Potential for Office/Playroom/Gym)
- Off Street Allocated Parking
- Double Glazed
- Downstairs W/C
- Popular Location
- No Onward Chain





## Property Description

### THE PROPERTY

A beautiful two double bedroom end of terrace house featuring a good sized garden, single garage and off street parking. The property offers a large reception/dining room, semi open plan fully fitted kitchen, cloakroom and entrance hall. On the first floor there are two double bedrooms and a family bathroom. There is also good storage and its fully double glazed.

Freehold

All main services connected

EPC - C

Council Tax Band - C

### THE LOCATION

Fitch Green is one of the most popular CM6 developments due to the fantastic array of amenities on offer.

The development has managed to retain a village feel due to its stunning countryside walks and large green areas.

The Fitch Green Academy School is well respected within the local community the local Co-op provides all the essentials for the local community, and furthermore a range of food vans provide variety throughout the week.

### ENTRANCE HALL

### CLOAKROOM

### KITCHEN

9' 4" x 6' 0" (2.86m x 1.84m)

### LIVING ROOM

13' 11" x 12' 7" (4.26m x 3.86m)

### FIRST FLOOR

### LANDING

### BEDROOM 1

12' 7" x 8' 0" (3.86m x 2.45m)

### BEDROOM 2

12' 7" x 6' 8" (3.86m x 2.05m)

max

### BATHROOM

### OUTSIDE

Good sized rear garden with patio area.

### SINGLE GARAGE

With the addition of a further parking space.





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## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

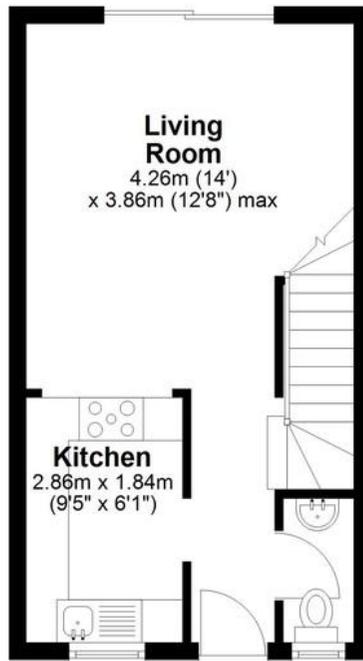
Uttlesford District Council

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



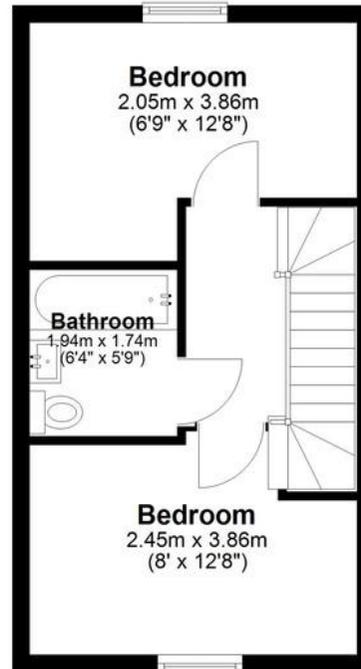
### Ground Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



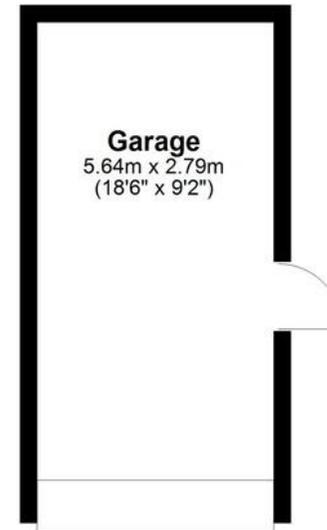
### First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



### Garage

Approx. 15.7 sq. metres (169.2 sq. feet)



Total area: approx. 72.4 sq. metres (778.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Durand Lane**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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