PESTELL & Co

ESTABLISHED 1991









# WEAVERS CLOSE, GREAT DUNMOW
# GUIDE PRICE – £200,000

- NO ONWARD CHAIN
- 2 BEDROOM FIRST FLOOR APARTMENT
- RECENTLY REDECORATED THROUGHOUT
- SPACIOUS LIVING & DINING ROOM
- MODERN FITTED KITCHEN
- BUILT-IN WARDROBE TO PRINCIPAL BEDROOM
- EPC 83B & COUNCIL TAX BAND B
- TELEPHONE ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- SHORT WALKING DISTANCE TO HIGH STREET

We are pleased to offer, with NO ONWARD CHAIN, this recently redecorated 2 bedroom first floor apartment located in the heart of Great Dunmow. The property boasts an entrance hall with telephone entry system, spacious living room diner, modern fitted kitchen, built-in wardrobe to bedroom 1, a second bedroom and a three piece family bathroom. Externally, the property benefits from one allocated parking space.

Viewing is highly advised.

















# DETAILS:

First floor apartment with solid panel front door, spy hole and telephone entry system opening onto:

**Entrance Hall**
With ceiling lighting, wall mounted thermostat, wall mounted fuse box, smoke alarm, fitted radiator, door to airing cupboard housing boiler, slatted shelving and storage space.

**Living Room Diner 19' 1" x 10' 5" (5.82m x 3.18m)**
With large window to the East, TV and telephone point, ceiling lighting, wall mounted radiator, wood effect linoleum flooring, smoke alarm and opening onto:

**Kitchen**
Comprising of an array of eye and base level cupboards and drawers finished to a very high standard, with oak effect modern units, complimentary rolled work surfaces with tiled splash back, single bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with oven under and extractor above, integrated fridge freezer and washer/dryer, spot lighting and linoleum flooring.

**Bedroom 1 - 11' 8" x 9' 2" (3.58m x 2.8m)**
With large window to the West, wall mounted radiator, fitted double wardrobe with hanging rail, TV point, power points, ceiling lighting and wood effect linoleum flooring.

**Bedroom 2 - 10' 3" x 7' 2" (3.14m x 2.19m)**
With window to West, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points.

**Family Bathroom**
Comprising of a white suite with panel enclosed bath with tiled surround, wall mounted power shower, pedestal wash hand basin with tiled splash back, close coupled WC, ceiling lighting, extractor fan, linoleum flooring and wall mounted radiator.

# OUTSIDE

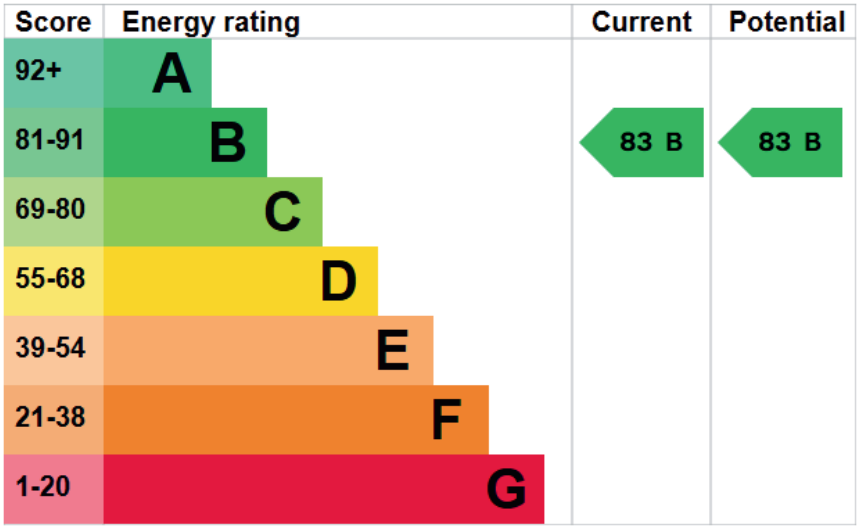
**The Front**
To the rear of the property, there is one allocated parking space.





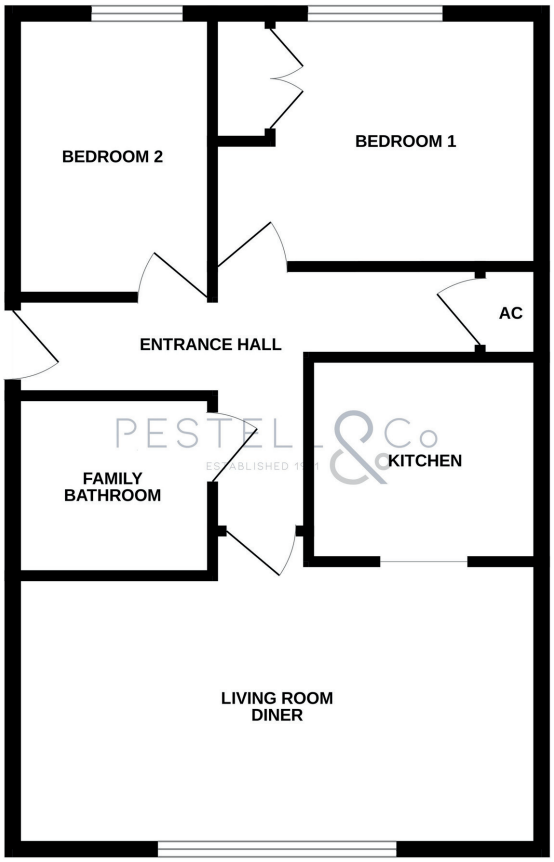
# DETAILS

## EPC:




## FLOORPLAN:

FIRST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



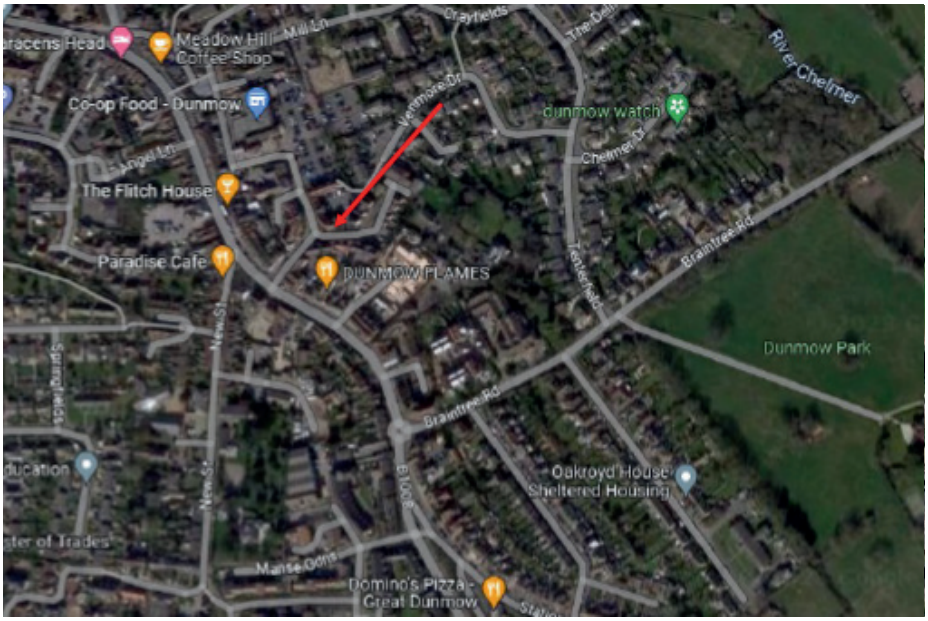

TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

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.
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# GENERAL REMARKS & STIPULATIONS

Excellently located in an extremely popular location within walking distance to the high street that 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

5 Weavers Close, Great Dunmow, Essex, CM6 1FR

## COUNCIL TAX BAND

Band B

## SERVICES

Gas fired central heating, mains drainage & water

Lease Remaining - 101 yrs
Service Charge - Approx £2,052 PA
Ground Rent - £300 PA

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 13/11/2026. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT 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?**

**Do you have a commercial property to sell or let?**

**Are you a developer looking for an agent to market or value your site?**

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