



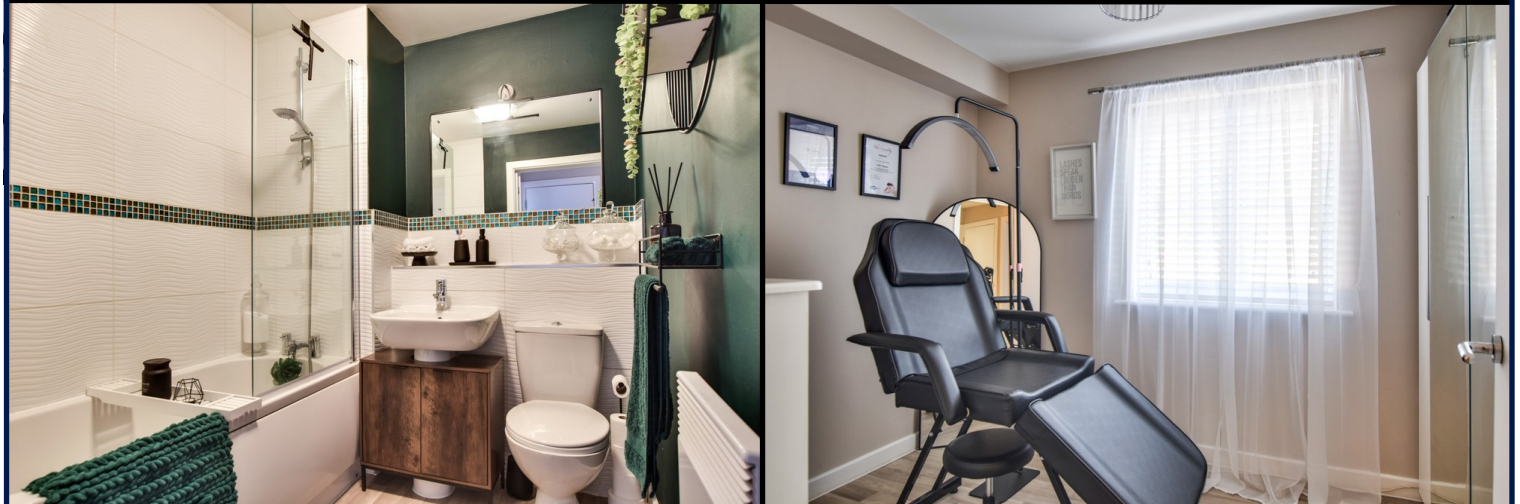
MANSE GARDENS, GREAT DUNMOW

GUIDE PRICE – £215,000

- IMMACULATELY PRESENTED 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LARGE OPEN PLAN LIVING, DINING & KITCHEN WITH BAY WINDOW
- BUILT-IN WARDROBE TO PRINCIPAL BEDROOM
- BEAUTIFUL BATHROOM
- TANDEM PARKING SPACES FOR TWO VEHICLES
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this immaculately presented 2 double bedroom ground floor apartment which boasts a large open plan living, dining & kitchen room with bay window to rear, built-in wardrobe to bedroom 1 and a beautifully presented bathroom. Externally, the property benefits from tandem length allocated parking space for two vehicles, all within walking distance of Great Dunmow High Street.





Front door opening into;

Entrance Hall

With wall mounted electric radiator, wall mounted fuseboard, telephone entry system, telephone and power points, wood effect linoleum flooring, airing cupboard housing hot water cylinder and slatted shelving, ceiling lighting, doors to rooms.

Living Room Diner 14'11" x 13'10"

With feature bay window to rear, ceiling lighting wall mounted electric radiators, tv and power points, fitted carpet, archway into;

Kitchen

Comprising an array of eye and base level units and drawers, complimentary stone effect work surface and splash back, single bowl single drainer stainless steel sink unit with mixer tap, window to side, four ring electric hob with oven under, stainless steel splash back and extractor fan above, recess power and plumbing for washing machine, further recess and power for tall fridge freezer, ceiling lighting, wood effect linoleum flooring, array of power points.

Bedroom 1 – 11'10" x 9'11"

With window to front, ceiling lighting, built-in double wardrobe with mirrored sliding doors and hanging rail and shelving within, tv and power points, wall mounted electric radiator, fitted carpet.

Bedroom 2 – 11'0" x 7'6"

With window to front, ceiling lighting, tv and power points, wall mounted electric radiator, wood effect linoleum flooring.

Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, full tiled surround with glazed shower screen, pedestal wash and basin with mixer tap and half tiled surround, close coupled WC, ceiling lighting, extractor fan, wall mounted electric radiator, wood effect linoleum flooring.

OUTSIDE

Externals

The property is approached via a block paved parking court where the property enjoys two allocated parking spaces.



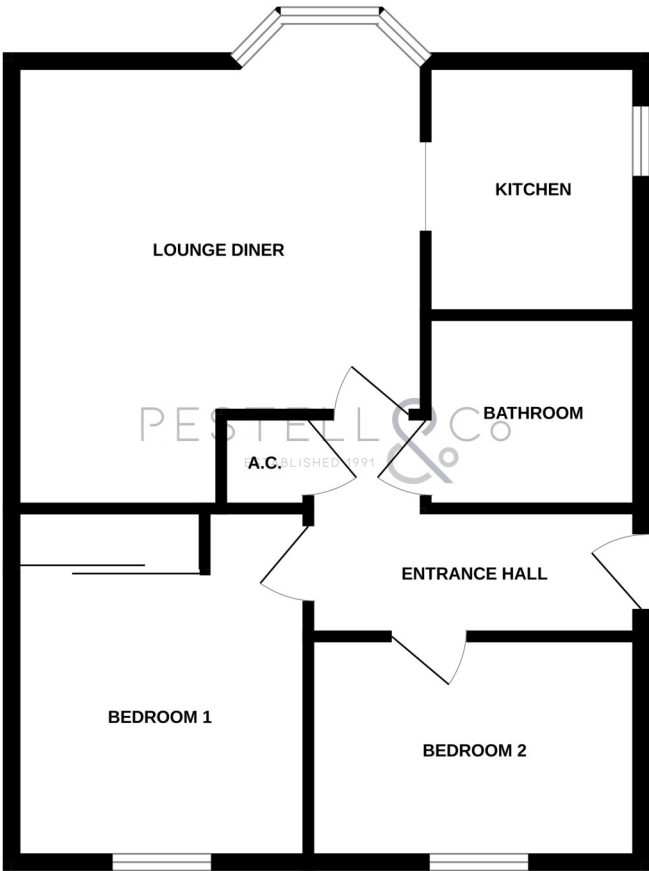
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

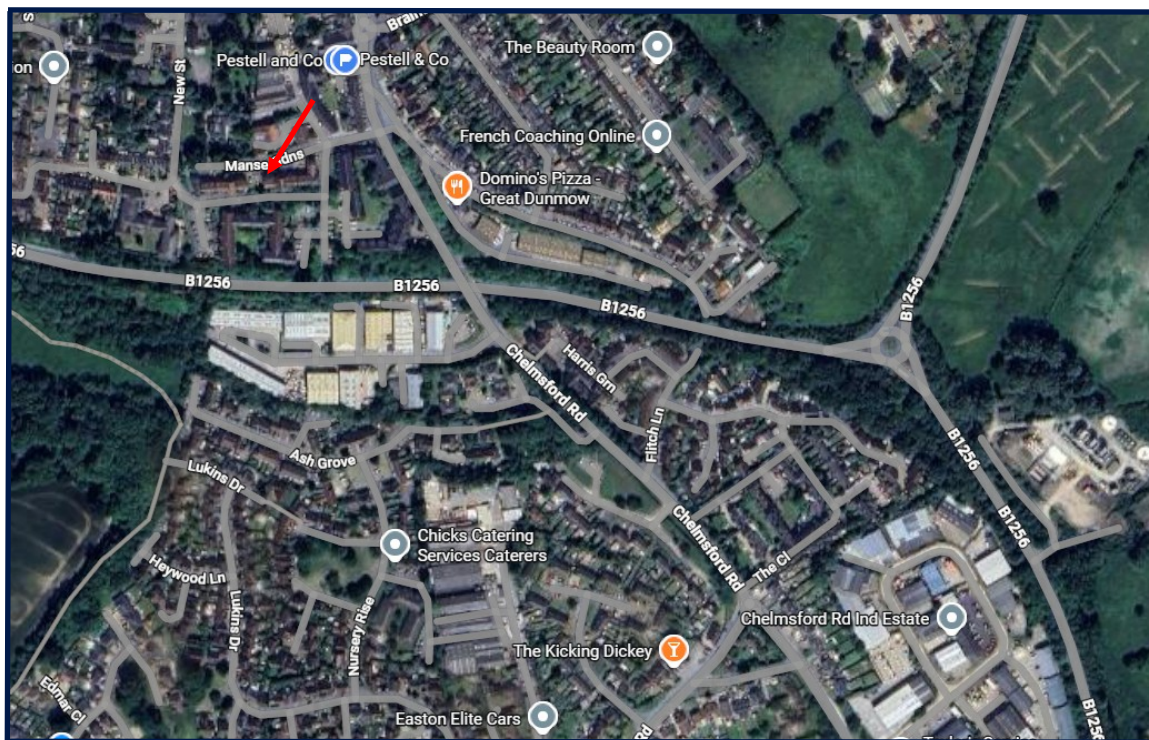


TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2026

GENERAL REMARKS & STIPULATIONS

Manse Gardens is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

12 Manse Gardens, Great Dunmow, Essex,
CM6 1BL

COUNCIL TAX BAND

Band C

SERVICES

Electric heating, mains drainage and water

LOCAL AUTHORITY

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

LEASE REMAINING - 105 years

SERVICE CHARGE - £1807.08

GROUND RENT - £474.64

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 09/08/2026. 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.

PESTELL & Co

ESTABLISHED 1991

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?