



Semi-Detached: Dunmow

**Guide Price
£350,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

No. 2 Glandfields Cottage is a two bedroom semi-detached house situated within the village of Felsted, Dunmow. The property provides accommodation across three floors and benefits from a large rear garden, as well as driveway entrance to the front.

NOTE: The adjoining property is also available for sale.

DETAILS

DESCRIPTION

A two bedroom semi-detached house situated within the village of Felsted, Dunmow. The property provides accommodation across three floors and benefits from a large rear garden, as well as driveway entrance to the front.

NOTE: The adjoining property is also available for sale.

LOCATION

The property is on the outskirts of Felsted, an attractive village situated between Great Dunmow and Chelmsford. The village offers a range of local amenities, all set within a rural environment with open countryside

surrounding.

The village provides access to Great Dunmow, Braintree and Chelmsford, each of which provides a wider range of shopping and leisure facilities. Mainline railway services are available from Braintree and Chelmsford, while the 120 provides road links to the M11 and Stansted Airport.

THE PROPERTY

Ground floor

- Entrance hall
- Living Room (4.71m x 2.78m)
- Dining Room (4.85m x 3.78m)
- Kitchen (2.61m x 2.32m)
- Bathroom (2.32m x 2.0m)

First Floor

- Bedroom 1 (3.55m x 2.82m)
- Bedroom 2 (4.83m x 3.0m)
- WC

Second Floor

- Storage space (3.95m x 3.20m)

Please note: The property has been modified to provide staircase access to the loft. These works may not be building regulation compliant. Prospective purchasers must make their own inquiries in this regard.

EXTERNALLY

The property benefits from a large rear garden which is mostly laid to grass, as well as gravel driveway entrance with off-road parking.

LEGAL SERVICES

We understand that mains water and electricity are connected. There is gas fired central heating and private drainage.

None of the services have been tested and prospective purchasers must make their own inquiries as to their availability and suitability.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band D.

RESTRICTIVE COVENANTS/EASEMENTS

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

**Whirledge
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Land • Property • Development

Chelmsford Road, Felsted, Dunmow, CM6

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale

