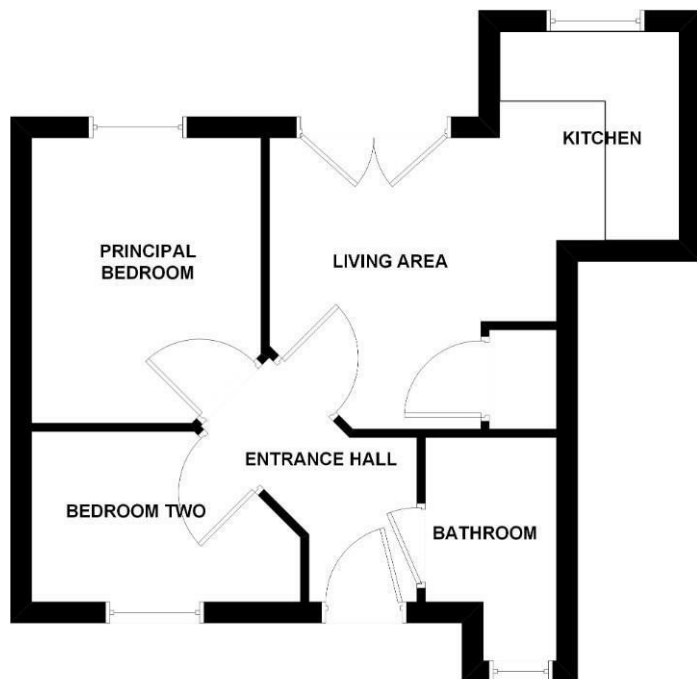




**TOTAL APPROX. FLOOR
AREA: 415 SQ. FT.**

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

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DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Ground Floor Apartment
- Kitchen/Dining/Family Room
- Entrance Hall
- Allocated Parking
- Finished To A Good Standard Throughout
- Two Bedrooms
- Bathroom
- Private Front Door
- Heart Of Great Dunmow

Welcome to this charming flat located in the desirable area of Weavers Close, Dunmow. This delightful property features a well-appointed reception room that is open plan into the recently fitted kitchen perfect for relaxing or entertaining guests. With two comfortable bedrooms, it offers ample space for individuals or small families seeking a cosy home.

The flat also includes a modern bathroom, designed for both convenience and comfort. The layout is practical, making the most of the available space while ensuring a warm and inviting atmosphere throughout.

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned “Doctors Pond” at Talberds Ley. Some of Great Dunmow’s facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks. The town offers fantastic transport links to Stansted Airport,

Chelmsford City and Bishop’s Stortford.

Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to enjoy comfortable living in a sought-after location.

Entrance Hall

Entered via partly glazed front door, wood effect flooring, ceiling mounted light fitting, doors leading to:-

Bedroom One

11'4 x 9'1 (3.45m x 2.77m)

Window to front aspect, ceiling mounted light fitting, radiator, wood effect flooring, various power points, range of fitted wardrobes.

Bedroom Two

10'8 6/2 (3.25m x 1.88m)

Window to rear aspect, ceiling mounted light fitting, radiator, wood effect flooring, various power points.

Bathroom

Opaque window to rear aspect, fitted with a panel enclosed bath with wall mounted

shower attachment and glass screen, wash hand basin with vanity unit, low level W.C, shaver point, extractor fan, ceiling mounted light fitting.

Kitchen/Dining/Family Room

14'6 x 14'9 (4.42m x 4.50m)

To longest point, window to front aspect, French Doors to front aspect, door to storage cupboard, fitted with a range of eye and base level units with working surface over, inset four ring electric hob

with extractor fan over, integrated fridge/freezer, integrated oven, inset one and half bowl sink and drainer unit with mixer tap over, inset two ceiling mounted light fitting, various power points, radiator, wood effect flooring.

Allocated Parking

Suitable for one vehicle.



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