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ESTABLISHED 1991



BRITISH
PROPERTY
AWARDS
2018

GOLD WINNER

ESTATE AGENT IN
GREAT DUNMOW



BRITISH
PROPERTY
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GOLD WINNER

ESTATE AGENT IN
GREAT DUNMOW



BRITISH
PROPERTY
AWARDS
2021

GOLD WINNER

ESTATE AGENT IN
GREAT DUNMOW



THE STREET, LITTLE DUNMOW
TO LET: £1,600 PCM

3 BEDROOM LINK DETACHED | PERIOD FEATURES | KITCHEN DINER
SEPARATE UTILITY ROOM | GROUND FLOOR BATHROOM | FIRST
FLOOR SHOWER ROOM | LOW MAINTENANCE COURTYARD REAR
GARDEN | EXTERNAL STORAGE SHED | ON STREET PARKING

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THE PROPERTY

A pretty link detached period property with many original features including Victorian fireplace, quarry tiled flooring and exposed timber flooring. The property comprises of a living room, kitchen diner, utility room and ground floor bathroom, along with three bedrooms and a shower room. There is a low maintenance courtyard rear garden with a storage shed.



ENTRANCE HALL

LIVING ROOM 11'6" X 10'9"

KITCHEN DINER 12'0" X 11'2"

UTILITY ROOM

GROUND FLOOR BATHROOM





FIRST FLOOR LANDING
BEDROOM 1 11'11" X 11'3" MAX
BEDROOM 2 11'6" X 10'9"
BEDROOM 3 11'3" X 6'4"
SHOWER ROOM



With timber and obscure glazed front door opening into:

ENTRANCE HALL

With stairs rising to first floor landing with under stairs storage, window to front, beautiful tiled flooring, wall mounted radiator, additional timber and obscure glazed door to side, ceiling lighting, smoke alarm, cupboard housing fuse board and doors to rooms.

LIVING ROOM – 11'6" X 10'9"

With sliding sash window to front, ceiling lighting, feature wood burning fireplace with ornate surround and hearth, exposed timber flooring, TV, telephone and power points and wall mounted radiator.

KITCHEN DINER – 12'0" X 11'2"

With kitchen comprising an array of eye and base level cupboards and drawers with a solid oak block work surface, 1 □ bowl single drainer porcelain sink unit with mixer tap and sliding Georgian window behind, exposed brick chimney breast with recess and power for a Rangemaster oven within, ceiling lighting, continuation of the feature tiled flooring, wall mounted radiator, an array of power points and door through to:

UTILITY ROOM

Comprising a vaulted ceiling with inset ceiling downlighting, window to side, timber and glazed door out to rear courtyard garden, solid oak block work surface with stainless steel sink and mixer tap with recess, power and plumbing beneath for both washing machine and dishwasher, additional eye level storage cupboards, slate tiled flooring, wall mounted radiator, power points and door into:

GROUND FLOOR BATHROOM

Comprising a close coupled WC, pedestal wash hand basin with twin taps, roll top slipper bath with claw and ball feet with mixer tap over, timber panelling surround, windows to both front and rear aspects, wall mounted lighting, cupboard housing oil fired boiler, extractor fan and slate tiled flooring.

FIRST FLOOR LANDING

With ceiling lighting, window to side, fitted carpet, power points and doors to rooms.

BEDROOM 1 – 11'11" X 11'3" MAX

With windows to both front and rear aspects, ceiling lighting, wall mounted radiator, exposed timber flooring, telephone and power points.

BEDROOM 2 – 11'6" X 10'9"

With windows to both front and rear aspects, wall mounted radiator, ceiling lighting, ornate fireplace, an array of power points and exposed timber flooring.

BEDROOM 3 – 11'3" X 6'4"

With Georgian sliding sash window to side, ceiling lighting, wall mounted radiator, an array of power and telephone points and fitted carpet.

SHOWER ROOM

Comprising a fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, additional eye level storage, ceiling lighting, obscure window to side, ornate Victorian style radiator and towel rail and exposed timber flooring.

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

OUTSIDE

The front of the property is approached via an ornate pathway with mature hedging and a small, gravelled area currently with seating bench and climbing rose and jasmine. There is pedestrian side access with personnel gate leading into:

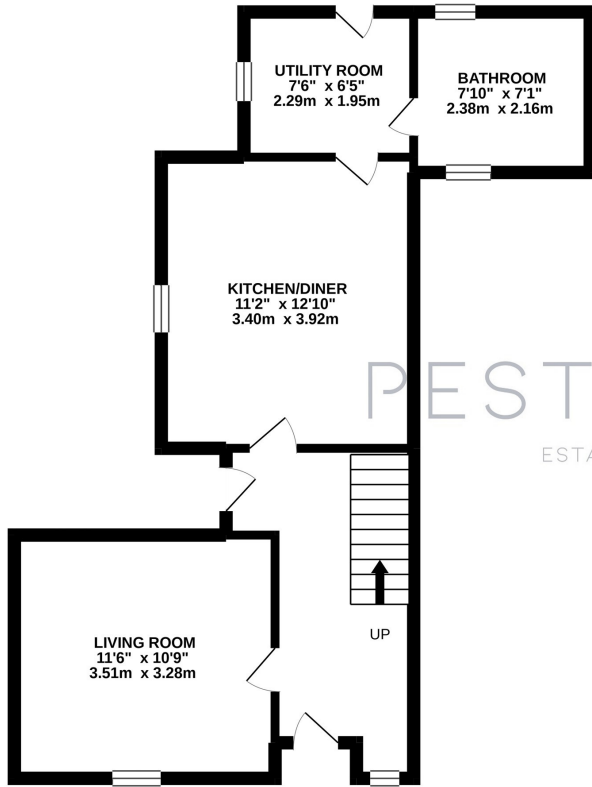
REAR COURTYARD GARDEN

Laid primarily to patio with shrub and herbaceous borders enclosed by brick walling and close boarded fencing. There is also an external storage shed and oil tank.

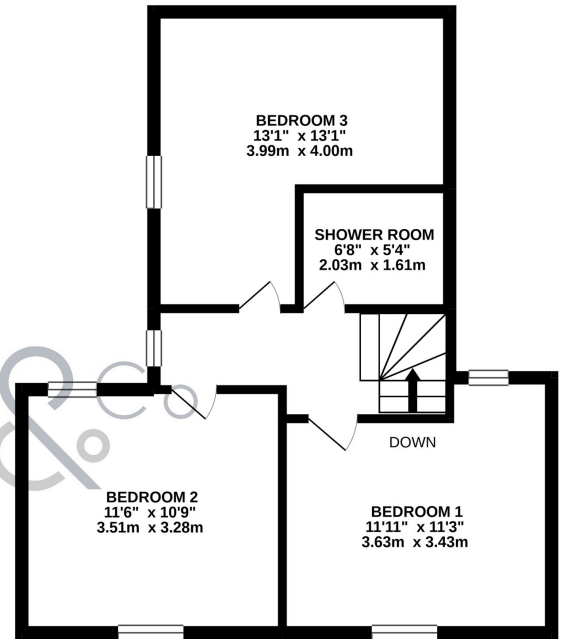


WANT TO VIEW THIS PROPERTY?
DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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THE LOCATION

The Street, set within a conservation area, is located in the village of Little Dunmow which offers the Michelin star restaurant the Flitch of Bacon as well as recreation grounds and countryside walks. Close by its neighbouring village of Felsted boasts the excellent private Felsted School, along with two local junior schools. The multiple shopping and schooling facilities of Chelmsford, Braintree & Bishops Stortford are approximately 15-25 minutes drive. Mainline railway stations at Chelmsford, Stansted and Bishops Stortford all serve London Liverpool Street. The area also enjoys excellent road links with the A120 joining the M11 and M25, or, the A12.

GENERAL REMARKS & STIPULATIONS

FULL ADDRESS

Priory Farmhouse, The Street, Little Dunmow, Dunmow, Essex CM6 3HT

SERVICES

Mains electricity, oil fired central heating and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

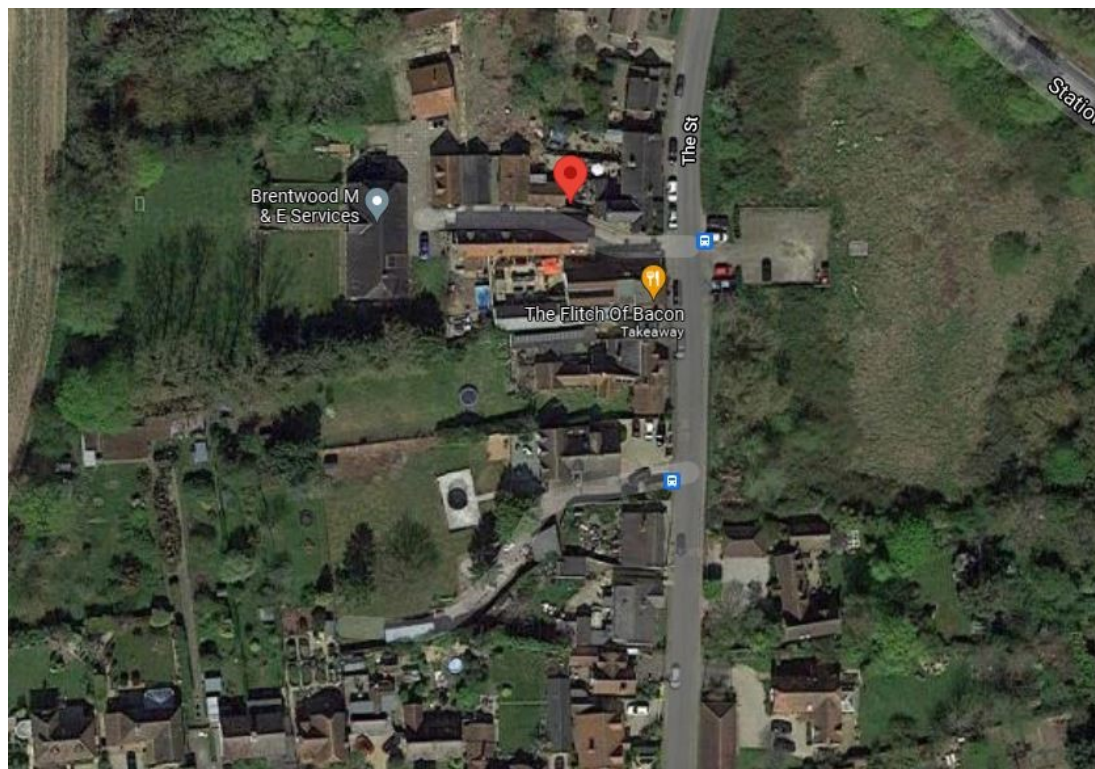
COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



IMPORTANT NOTICE

AGENTS NOTE: 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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL 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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?