



# PESTELL & Co

ESTABLISHED 1991



NURSERY RISE, GREAT DUNMOW  
GUIDE PRICE :£210,000

1 DOUBLE BEDROOM QUARTER-HOME | KITCHEN | LIVING ROOM |  
OFF STREET PARKING FOR 1 VEHICLE | POPULAR LOCATION |  
10 MINUTE WALK FROM THE HIGH STREET

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

We are pleased to offer for sale this one double bedroom quarter-home property comprising of an open plan kitchen, living and dining area, bathroom and allocated parking in a popular location close to Great Dunmow's high street.



### OPEN PLAN LIVING ROOM - 12'5" X 11'1"

Open plan living room with windows to front and side aspect, stairs rising to first floor landing, wall mounted radiator, fitted carpet, tv, telephone and power point, large opening to:

### BEDROOM - 12' 5" X 10' 4"

Windows to front and side aspect, large airing cupboard with hot water cylinder and slatted shelves, wood effect laminate flooring, wall mounted radiator and power points.

### KITCHEN

An array of eye and base level cupboards with complimentary wood effect rolled work surface, single bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, free standing oven and hob with extractor fan above, tiled splashback with work surface power points, recess and power for fridge freezer, window to front, wood effect flooring and understairs storage cupboard.

### BATHROOM

Comprising a three piece suite of panel enclosed bath with taps and shower over, pedestal wash hand basin with twin tap, close coupled WC, electric shaver point, obscure window to front, tiled surround and wood effect flooring.

## GENERAL REMARKS & STIPULATIONS

Folio 3087

## FULL ADDRESS

34 Nursery Rise, Dunmow, Essex, CM6 1XW

## SERVICES

Mains electricity, gas fired central heating, water.

## LOCAL AUTHORITY

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

## COUNCIL TAX BAND

Band B

## 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



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

## 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 28 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?