



PESTELL & CO

ESTABLISHED 1991



LIVERMORE HOUSE, GREAT DUNMOW GUIDE PRICE: £360,000

SPACIOUS 3 DOUBLE BEDROOM PREMIUM APARTMENT SPLIT OVER THREE FLOORS | CONTEMPORARY KITCHEN BREAKFAST ROOM TWO EN-SUITES | LARGE LIVING ROOM | DOWNSTAIRS CLOAKROOM COMMUNAL GARDEN SHARED WITH ONE OTHER PROPERTY | DESIRABLE LOCATION AND WALKING DISTANCE TO HIGH STREET | SECURED GATED DEVELOPMENT | PARKING FOR TWO VEHICLES

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

We are pleased to offer this fantastic spacious 3 DOUBLE bedroom apartment split over three floors in a premium gated development within the heart of Great Dunmow. The property comprises of 3 DOUBLE bedrooms, contemporary style fully integrated kitchen, two en-suites and a large living room. The property also benefits from a particularly spacious reception hallway, communal garden and tandem parking for two vehicles. Viewing is highly recommended.



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

FIRST FLOOR LANDING

LIVING ROOM: 15'5" X 14'9"

KITCHEN: 15'1" X 10'2"

BEDROOM 3: 13'5" X 11'2"





SECOND FLOOR LANDING
MASTER BEDROOM: 15'1" X 10'10"
EN-SUITE BATHROOM
BEDROOM 2: 14'9" X 10'6"
EN-SUITE SHOWER ROOM



With oak timber front door with glazing opening onto:

ENTRANCE HALL

With ceiling lighting, smoke alarm, window to side, cloak cupboard, stairs rising to living accommodation.

GROUND FLOOR W.C.

With close coupled WC, wall mounted wash hand basin with mixer tap, tiled splash back and mirror, tiled flooring, wall mounted radiator, ceiling lighting, extractor fan.

FIRST FLOOR LANDING

A large reception hallway split into two areas, with ceiling lighting, smoke alarm, fitted carpet and wood effect Amtico flooring, wall mounted radiators, windows and shutters to side, stair case to second case landing, under stairs storage cupboard and doors to rooms:

LARGE LIVING ROOM 15'5" x 14'9" (4.7m x 4.5m)

With two large sash windows and shutters to front, ceiling lighting, fitted carpet, built-in storage with display lighting, wall mounted TV points, wall mounted radiator, archway to:

CONTEMPORARY KITCHEN 15'1" x 10'2" (4.6m x 3.1m)

Comprising an array of eye and base level units with complimentary Silestone work surface with under sunk 1½ bowl sink with integrated drainer with contemporary chrome mixer tap, a four ring electric hob with Siemens oven under and stainless steel extractor fan above, integrated fridge freezer, integrated washing machine, integrated dishwasher, built-in microwave, Karndene tiled flooring, window to front, TV, telephone and power points, large storage cupboard housing boiler, insert ceiling down lighters.

BEDROOM 3: 13'5" x 11'2" (4.1m x 3.4m)

With large window to rear, fitted shutters, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points. Currently being used as a large home office.

SECOND FLOOR LANDING

With ceiling lighting, smoke alarm, fitted carpet, large storage cupboard with fitted shelves and rails and doors to rooms:

BEDROOM 1: 15'1" x 10'10" (4.6m x 3.3m)

With sash window to front with shutters, built-in wardrobes, insert ceiling down lighters, fitted carpet, wall mounted radiator and door to:

EN-SUITE BATHROOM

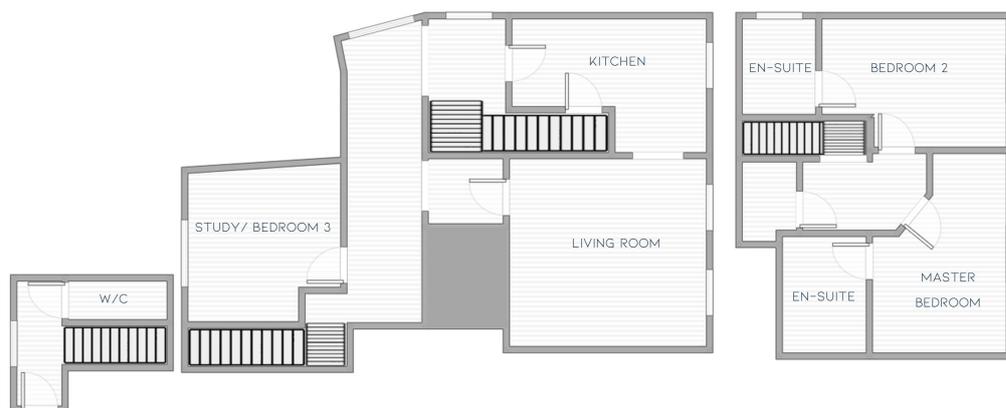
Comprising of three piece suite of panel enclosed bath with mixer tap and integrated double shower over with glass screen, low level w.c with integrated flush, wall mounted wash hand basin with mixer tap, half tiled surround, wall mounted chromium heated towel rail, feature vanity mirror, insert ceiling down lighters, extractor fan and feature ornate fire place.

BEDROOM 2: 14'9" x 10'6" (4.5m x 3.2m)

With sash window to front and shutters, insert ceiling down lighters, wall mounted radiator, fitted carpets, TV and power points door through to:

EN-SUITE SHOWER ROOM

With obscure glazed shutter to side, insert ceiling down lighters, extractor fan, wall mounted wash hand basin with mixer tap with feature vanity mirror, close coupled WC, glazed shower cubicle with integrated shower and tiled surround, tiled flooring, chromium heated wall mounted towel rail.



OUTSIDE

Set within a secured gated premium development with allocated tandem length parking for two vehicles, a paved shared access to own entrance door plus the property shares communal garden with just one other property.



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

Energy Performance Certificate

2 Livermore House, Livermore Lane, DUNMOW, CM6 1ZN

Dwelling type:	Mid-terrace house	Reference number:	8297-7139-0580-4451-4902
Date of assessment:	09 January 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	09 January 2013	Total floor area:	110 m ²

Use this document to:

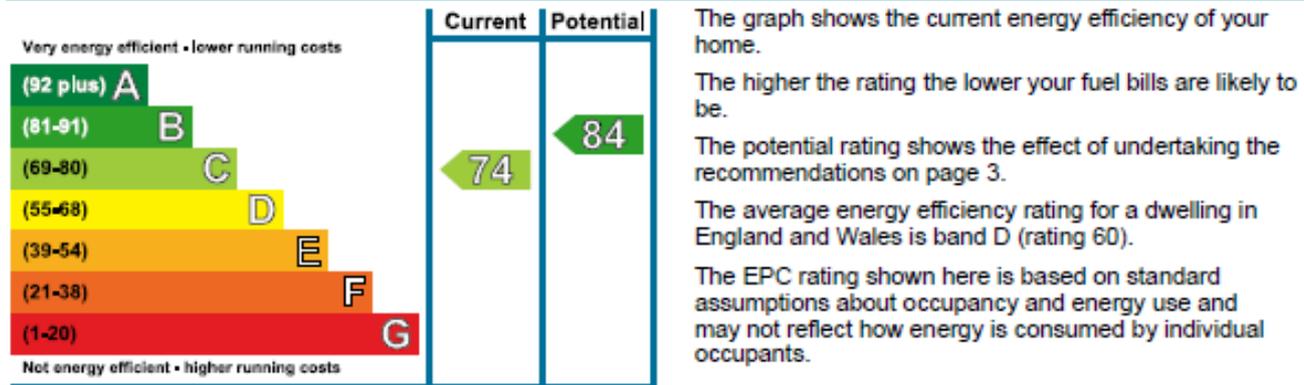
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,070
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 1,557 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 279 over 3 years	£ 195 over 3 years	
Totals	£ 2,070	£ 1,986	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

THE LOCATION

Livermore House is well located within the heart of Great Dunmow which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio 3170

FULL ADDRESS

2 Livermore House, Livermore Lane, Great Dunmow, Essex CM6 1ZN

SERVICES

Mains electricity, water and drainage

LOCAL AUTHORITY

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

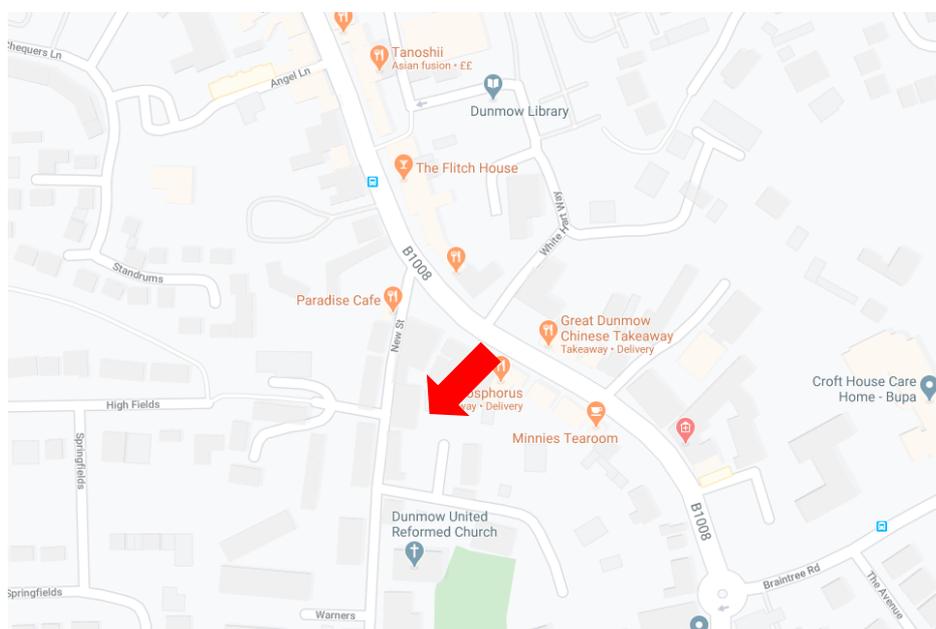
COUNCIL TAX BAND

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



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 29 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?