



## MALLARDS BARN, 9C MARKET PLACE

Dunmow, CM6 1AX

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Barn Style Property
- 2 Bedrooms
- Open Plan Lounge/Kitchen
- Ground Floor Cloakroom
- Carport providing Parking For One Car
- Enclosed Courtyard Garden
- Central Town Position Yet Tucked Away
- Unique Property





## Property Description

### THE PROPERTY

Highly individual and unique DETACHED BARN style property situated in a tucked away yet central position within the town centre. This property constructed around 5 years ago is presented in very good order throughout with covered parking and a private attractive courtyard garden. Offered CHAIN FREE.

### THE LOCATION

Situated within an historic situation bang in the centre of the town centre.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge

### ENTRANCE HALL

Exposed wooden flooring, part glazed entrance door, storage cupboard containing electric boiler, door to:

### CLOAKROOM

Fitted with two piece suite comprising, wash hand basin,

close coupled WC, extractor fan, tiled splashbacks and tiled flooring.

### LIVING AREA / KITCHEN

5.39m (17'8") x 4.13m (13'7") Radiator, exposed wooden flooring, telephone point, TV point and recessed ceiling spotlights, fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine and fitted electric oven with built-in four ring electric hob with pull out extractor hood over, tri-folding doors to the courtyard.

### FIRST FLOOR



## LANDING

'Velux' window to side, access to loft space, door to:

## BEDROOM 1

5.40m (17'9") max x 3.39m (11'1") Two 'Velux' windows to side, double glazed window to rear, radiator, exposed wooden flooring, telephone point and recessed ceiling spotlights, cupboard containing the hot water cylinder and a range of fitted wardrobe cupboards.

## BEDROOM 2

3.85m (12'8") x 3.39m (11'1") max

'Velux' window to side, double glazed window to front, radiator, exposed wooden flooring and ceiling spotlights, range of fitted wardrobe cupboards.

## BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment over and WC with hidden cistern, tiling to all walls, heated towel rail, extractor fan, 'Velux' window to side.

## OUTSIDE

The property has undercroft parking for one car with gated side access leading to the rear courtyard which is attractively laid out.

## PROPERTY INFORMATION

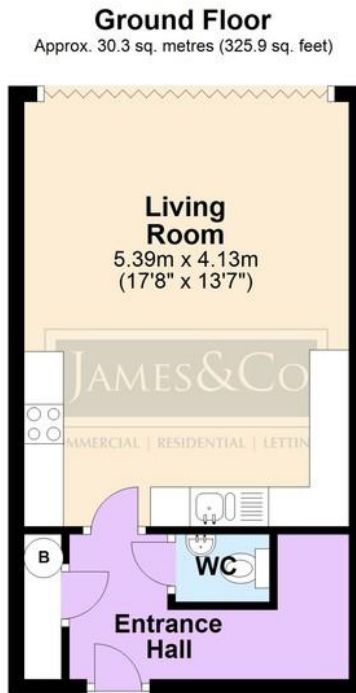
Freehold.

Council Tax Band D

EPC - C

Electric heating





Total area: approx. 76.9 sq. metres (827.8 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band D

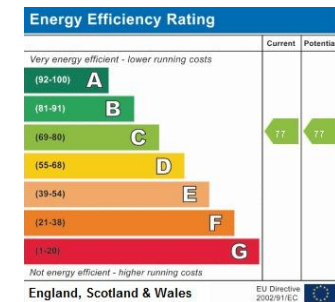
## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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