



16 Watts Close, Barnston, Dunmow, Essex,
CM6 1LT

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Asking Price: £240,000
Leasehold



Intercounty
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Situated in the sought after village location of Barnston is this spacious and well-presented, two bedroom, first floor maisonette. Making an ideal first time buy or downsize, this home benefits from many wonderful features. Internally the property comprises an entrance hall and stairs rising to first floor, large, bright and airy lounge area overlooking the large front garden. The kitchen/diner is positioned to the rear, overlooking the garden and agricultural fields behind, with bedroom one also benefitting from these beautiful views. Bedroom two has a built-in storage cupboard, and finally a well-appointed family bathroom. The property benefits from ample storage throughout. Externally, you have a generously sized, private rear garden backing onto the fields, with a powered storage/outbuilding as well as residents parking to the front. The location sits perfectly for those that enjoy the peace and quiet of the countryside, whilst being within easy access to Great Dunmow town, and bus links into Chelmsford. For those that commute you are six miles away from Stansted Airport and mainline train station with direct links into London Liverpool Street.

The property is leasehold with 113 years remaining on the lease. The annual service charge is £350 and ground rent is £10 per annum. EPC Band C. Council Tax Band B.



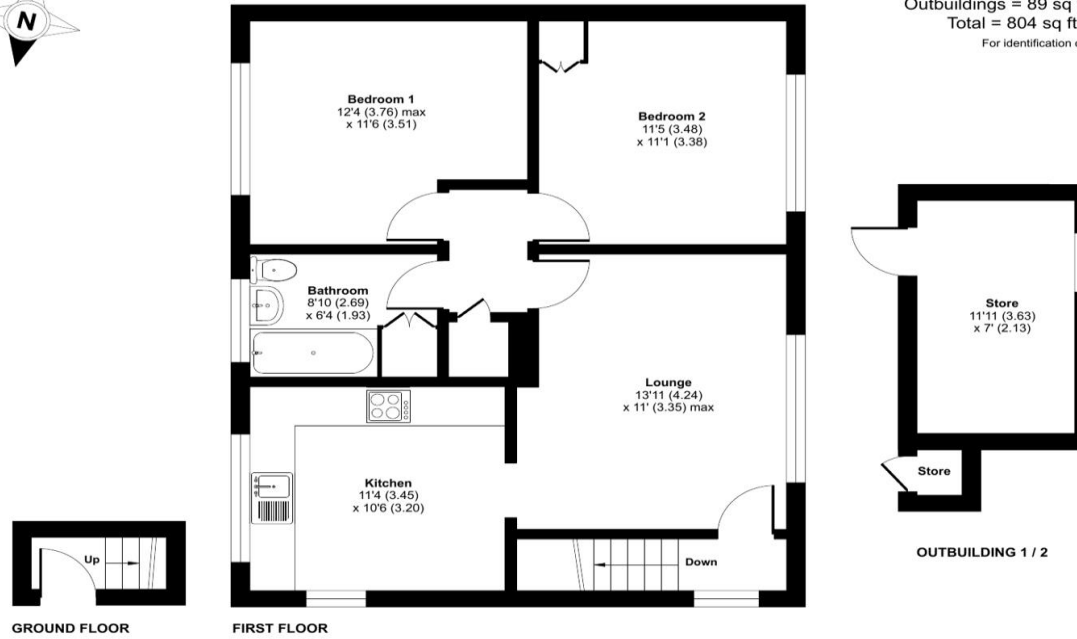
Low Service Charge and Ground Rent
Generously Sized Private Rear Garden
Popular Village Location
Two Double Bedrooms
Far Reaching Countryside Views
Easy A120 Access
Potential Rental Income £1400 PCM
EPC Band C & Council Tax Band B

ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Watts Close, Barnston, Dunmow, CM6

Approximate Area = 715 sq ft / 66.4 sq m
Outbuildings = 89 sq ft / 8.2 sq m
Total = 804 sq ft / 74.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2024. Produced for Intercounty Estate Agents. REF: 1118220



AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

T: 01371 878322 | W: www.intercounty.co.uk

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