PESTELL & Co

ESTABLISHED 1991

CRANHAM ROAD, BROXTED

GUIDE PRICE: £295,000

2 BEDROOM END OF TERRACE | SINGLE STOREY REAR EXTENSION

LIVING ROOM DINER | OFF STREET PARKING FOR 3 TO 4 VEHICLES

DETACHED GARAGE WITH WORKSHOP | LARGE REAR GARDEN

COUNTRYSIDE VIEWS | IN NEED OF MODERNISATION

WWW.PESTELL.CO.UK 01371 879100

THE PROPERTY

A two double bedroom end of terrace property situated in the village of Broxted. Whilst in need of modernisation, the property offers good sized living accommodation, a large rear garden, off street parking for 3 to 4 vehicles along with a detached garage with workshop at the rear and picturesque countryside views.

KITCHEN

DINING ROOM- 12'0" X 10'1"

DOWNSTAIRS CLOAKROOM

LIVING ROOM- 16'9" X 10'9"

UTILITY

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

FIRST FLOOR LANDING

BEDROOM 1 – 16'9 X 10'9

BEDROOM 2 11'10" (MAX) X 8'7" (MAX)

BATHROOM

UPVC door opening to:

ENTRANCE HALL
With fitted carpet, telephone point, staircase to first floor and doors to rooms

LIVING ROOM- 16'9" X 10'9"
With fitted carpet, wall mounted radiator, window to front overlooking front garden, electric fireplace, an array of power points and opening through to:

DINING ROOM- 12'0" X 10'1"
With patio doors out to rear garden, fitted carpet, wall mounted radiator and door through to:

UTILITY
With lino flooring, door to downstairs cloakroom, large window overlooking rear garden, an array of eye and base level cupboards and drawers, single sink and drainer with duel taps, recess and plumbing for washing machine, power points, large storage cupboard/ pantry with retracting door, door to driveway, wall mounted boiler and door through to:

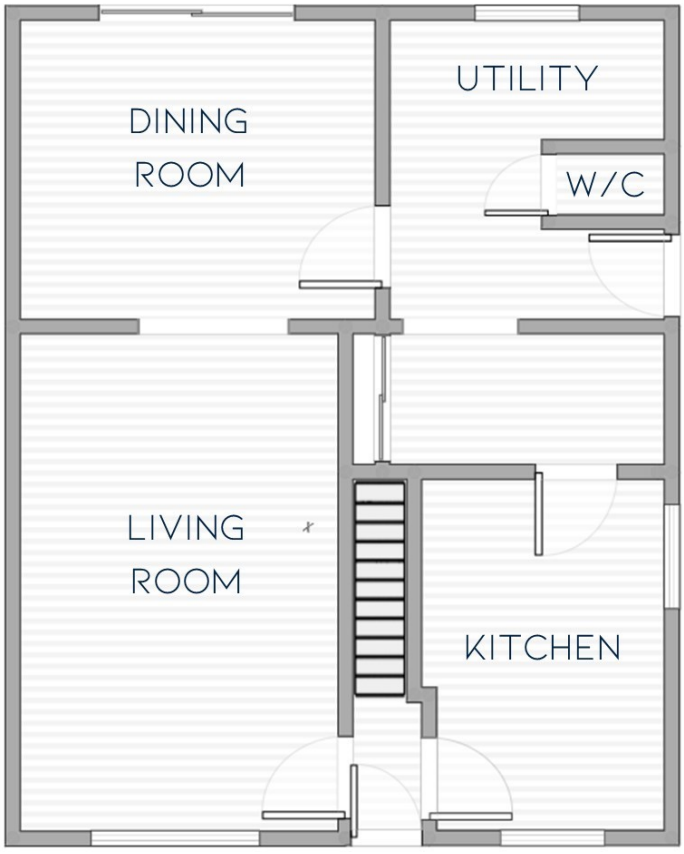
KITCHEN
With fitted carpet, windows to front and side, log burner, wall mounted radiator, an array of eye and base level cupboards and drawers, recess for oven and fridge, power points and door through to entrance hall

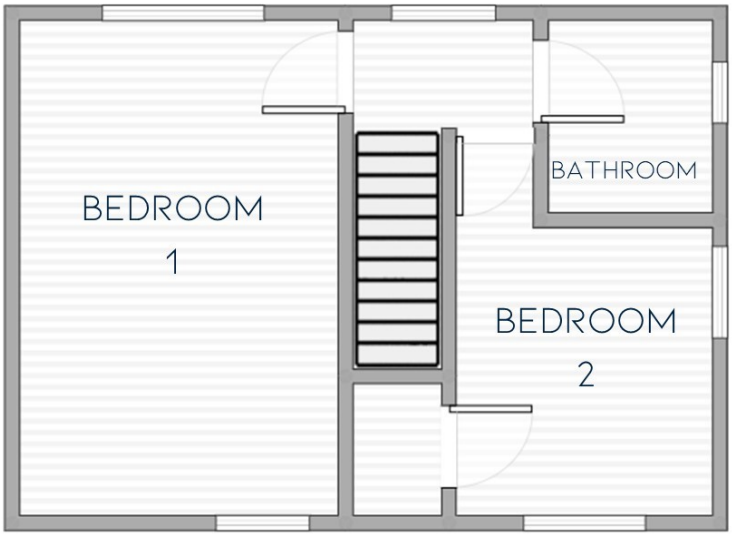
FIRST FLOOR LANDING
With fitted carpet, wall mounted radiator, power point, window overlooking rear garden, loft access and doors to rooms

BEDROOM 1- 16'9" X 10'9"
With large windows overlooking both front and rear gardens, fitted carpet, fitted wardrobe with sliding door, power points and ceiling lighting.

BEDROOM 2- 11'10" (MAX) X 8'7" (MAX)
With fitted carpet, wall mounted radiator, windows to front and side, airing cupboard housing large amounts of storage space, power points and ceiling lighting.

BATHROOM
Comprising of a three piece suite, fitted carpet, W/C with mid-level flush and bathroom cabinet.





OUTSIDE

With large, gated driveway for 3-4 vehicles leading to large single garage and workshop area for further storage. Additionally, there is a front garden with wall separating the property from the cul-de-sac location.

REAR GARDEN

Comprising of 2 storage sheds, green house and door into Garage as well as having picturesque country views of the surrounding area of Broxted.

Energy Performance Certificate

HM Government

12, Cranham Road, Broxted, DUNMOW, CM6 2BT

Dwelling type:	Semi-detached house	**Reference number:**	7498-8011-7233-7710-3214
Date of assessment:	31 July 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	03 August 2020	**Total floor area:**	95 m²

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

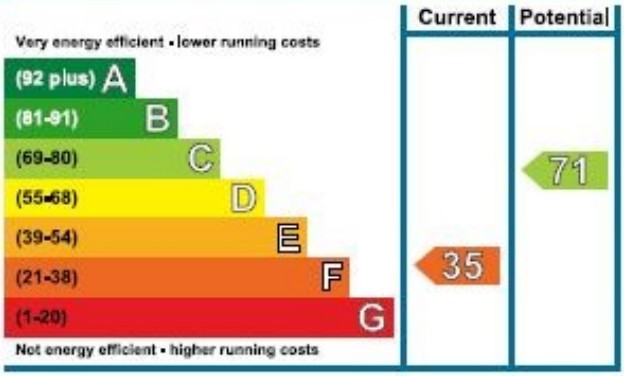
Estimated energy costs of dwelling for 3 years:	**£ 4,086**
Over 3 years you could save	**£ 1,641**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 222 over 3 years	You could save £ 1,641 over 3 years
Heating	£ 3,147 over 3 years	£ 1,953 over 3 years	
Hot Water	£ 606 over 3 years	£ 270 over 3 years	
Totals	**£ 4,086**	**£ 2,445**	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

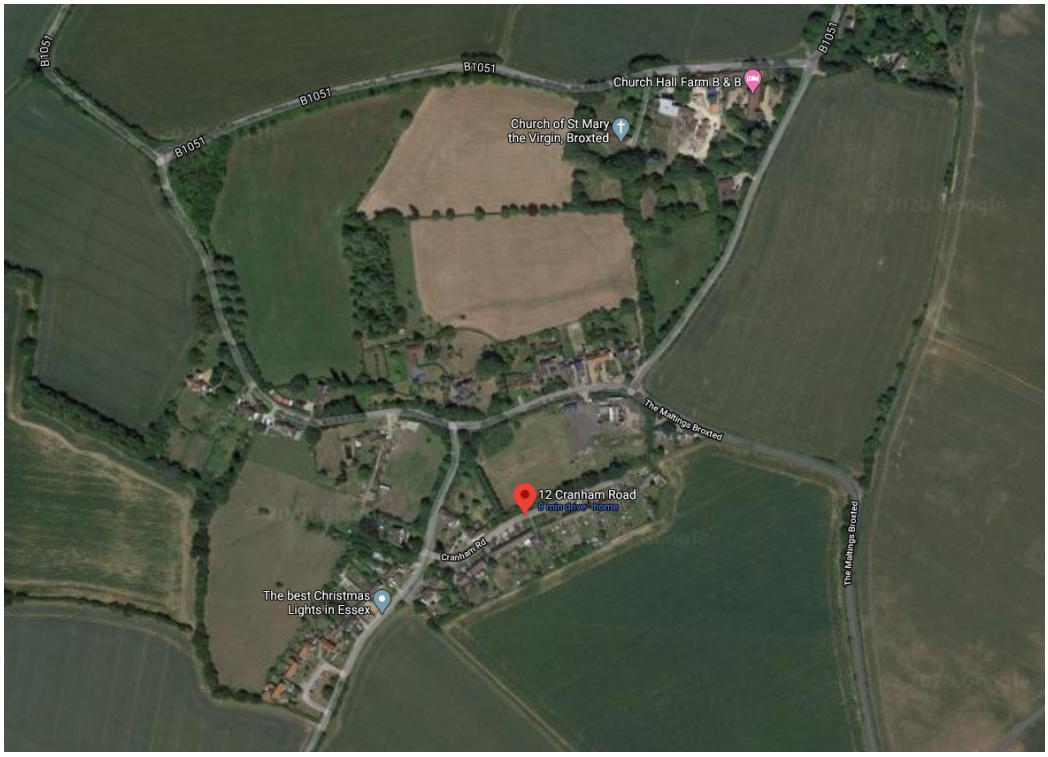
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 486
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

12 Cranham Road is a located in the village of Broxted, close to the popular historic town of Thaxted, market town of Great Dunmow and Stansted Mountfitchet village, all offering eateries, shops, boutiques, schools and recreational facilities. Stansted Airport and Stansted village are just a short distance away with rail links to London and the North. Also road links via Stansted Airport provide easy access to the A120 trunk road and M11 and M25 motorways.

GENERAL REMARKS & STIPULATIONS	Folio 3175
FULL ADDRESS	12 Cranham Road, Broxted, CM6 2BT
SERVICES	Mains electricity, oil fired central heating, 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	
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.

PESTELL & Co

ESTABLISHED 1991

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?

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