



Station Road, Saffron Walden, CB11 3PL

CHEFFINS

Station Road

Newport, Saffron Walden,
CB11 3PL

A delightful two bedroom character cottage in this fantastic location ideal for commuters to London, Stansted or Cambridge.

Accommodation comprising large reception room, galley style kitchen, two bedrooms and bathroom. Outside there is a landscaped garden overlooking the village recreation field. EPC Rating: E and Council Tax Band C

LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

2 1 1

£1,050 PCM





GROUND FLOOR

PORCH

Entrance door leading into:

LIVING/DINING ROOM

Featuring a beautiful Victorian feature fireplace, large sash window to front aspect and large sash window to rear aspect.

GALLEY KITCHEN

Comprising a range of base and eye level units with worktop over, stainless steel sink and drainer, built in oven and grill with gas hob and electric fan over, integrated fridge and freezer and washing machine, loft hatch for useful storage, three windows to the rear and side aspects, door leading to patio.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms.

BEDROOM ONE

Comprising large sash window to front aspect, cupboard housing the hot water cylinder and gas fired boiler.

BATHROOM

Comprising a three piece suite with bath and shower head over, stainless steel taps and shower screen, built in vanity wash hand basin and storage underneath, low level WC, heated towel rail, large sash window to rear aspect.

SECOND FLOOR

BEDROOM TWO

Comprising a small window to side aspect and large window to the front aspect.

OUTSIDE

There is a patio leading onto the landscaped garden which overlooks the recreation ground.

VIEWINGS

Strictly by appointment through the Agents.

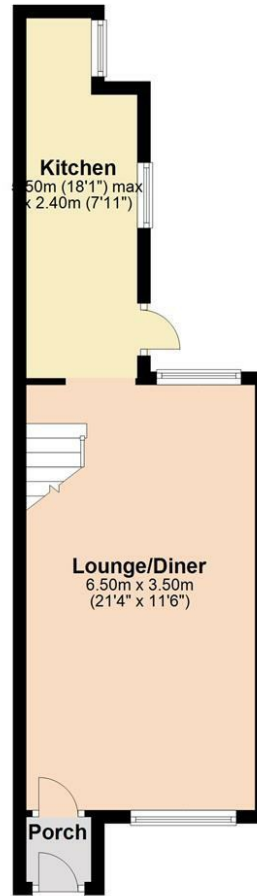


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,050 PCM
Council Tax Band - C
Local Authority - Uttlesford District Council

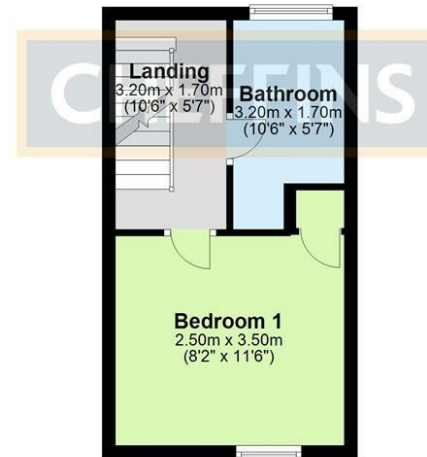
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



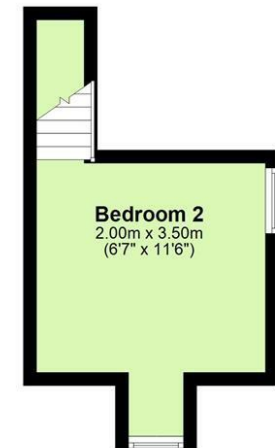
First Floor

Approx. 21.5 sq. metres (231.5 sq. feet)



Second Floor

Approx. 13.6 sq. metres (146.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

