



Bridge End, Newport, CB11 3TH

**CHEFFINS**

## Bridge End

Newport,  
CB11 3TH

\*This property is now fully booked for viewings please contact the office if you wish to go on the cancellation list\* A charming two bedroom, chocolate box cottage positioned in a convenient location, close to the village centre and only a few minutes walk from Newport Mainline Station. Offered on an unfurnished basis and available early October.

### 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 2

**£1,000 PCM**





## GROUND FLOOR

### LOUNGE

With window overlooking the front aspect. Understairs storage cupboard.

### SECOND RECEPTION ROOM

With window overlooking the front aspect and stairs leading to the first floor.

### KITCHEN

Newly fitted kitchen with ample storage and surface space as well as freestanding cooker. Door leading to rear of property.

### BATHROOM

Three piece suite with shower over bath.

## FIRST FLOOR

### BEDROOM ONE

With window overlooking the front aspect.

### BEDROOM TWO

With window overlooking the front aspect.

### OUTSIDE

Externally there is a good sized

garden to the rear, mainly laid to lawn with patio area and storage unit.

### VIEWINGS

Strictly by appointment through the agent.

### LETTING AGENT NOTES

Holding Deposit : £230.00

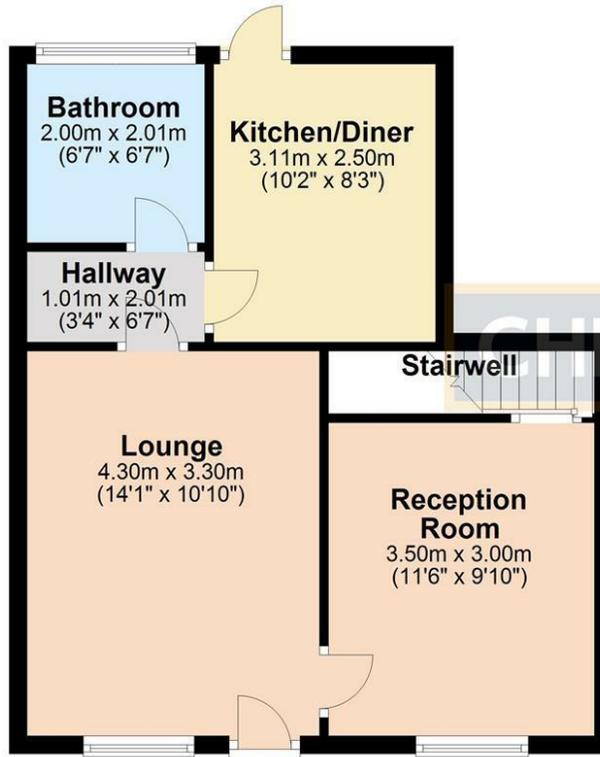
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	40
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

£1,000 PCM  
 Council Tax Band - C  
 Local Authority - Uttlesford District Council

**Ground Floor**  
 Approx. 42.3 sq. metres (455.3 sq. feet)



**First Floor**  
 Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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.