



Elephant Green, CB11 3RB

CHEFFINS

Elephant Green

Newport,
CB11 3RB

- Character Cottage
- Water Included in rent
- Storage unit
- Double Bedroom
- Home office
- White Goods
- Available Now

**** FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. A delightful chocolate box cottage conveniently situated within the sought after village of Newport. Ideally suited to a professional couple or individual looking for a beautiful home. Offered on an unfurnished basis and available now.

 1  1  3

£1,295 PCM





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.

GROUND FLOOR

ENTRANCE DOOR

Leading into:

PORCH

Housing the gas fired combi boiler and gas metre. Leading into:

LOUNGE

Newly carpeted, exposed beams and timbers, window with secondary glazing to the front aspect, velux windows to the rear aspect and eaves storage in the loft above.

HOME OFFICE/GUEST BEDROOM

Built in bookshelf, exposed beams and timbers with a large window to the front aspect with secondary glazing. Door leading to:

CLOAKROOM

Comprising low level WC, pedestal wash hand basin with wall mounted heated towel rail, extractor fan over and light with shavers point.

DINING ROOM

Fully tiled with working brick fireplace, built in shelves and cupboard housing the tumble dryer, with exposed beams and timbers throughout and

two window to the front aspect with secondary glazing.

KITCHEN

Fitted with a range of base and eye level units with worktop over, stainless steel sink and drainer with tiled splashbacks, integrated oven with electric hob and extractor fan over, freestanding washing machine and dishwasher as well as integrated under counter fridge freezer. Exposed beams and timbers, tiled flooring and storage cupboard under the stairs housing the electric metres and door which leads out to the front of the property.

FIRST FLOOR

LANDING

Doors leading to the bedroom and bathroom.

BEDROOM

Fitted with a range of built in wardrobes, shelves and rail, exposed brickwork, beams and timbers and two secondary glazed windows to the front aspect.

BATHROOM

Four piece suite comprising deep

panelled bath with stainless steel taps over, tiled splashbacks, separate shower cubicle with electric shower over, vanity unit sink with storage under, low level WC, wall mounted heated towel rail, extractor fan to the front aspect, cupboard housing the freezer.

VIEWINGS

By appointment through the Agent.

OUTSIDE

The beautifully landscaped garden is shared with the landlord. There is off road parking for two cars to the rear of the property and there is also a secure outbuilding with power for storage.

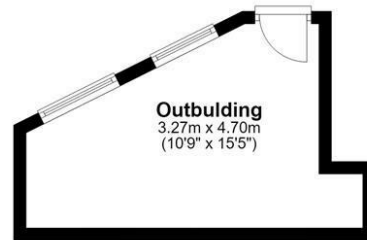
LETTING AGENT NOTES

Holding deposit : £298.00

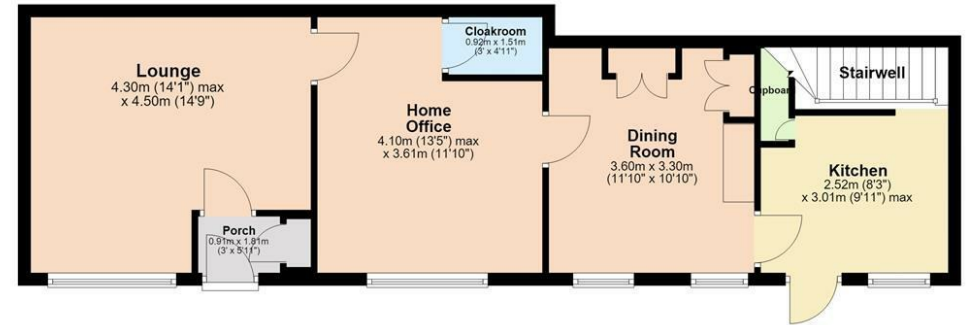
For more information on this property please refer to the Material Information brochure on our Website.







Ground Floor
Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

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

£1,295 PCM
Council Tax Band – A
Local Authority – Uttlesford

Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

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

