



Belmont Hill, Newport, CB11 3RF

**CHEFFINS**

## Belmont Hill

Newport,  
CB11 3RF

An attractive, Victorian, three bedroom, semi-detached home with a landscaped rear garden and off-street parking. The property is ideally located for schools, shops and railway station. Available Mid April on an unfurnished basis.

### 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.

3 1 2

£1,675 PCM





## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and double glazed window to the front aspect.

### HALLWAY

Staircase rising to the first floor and door to:

### SITTING ROOM

Secondary glazed bay window to the front aspect, feature fireplace with wood burning stove, solid oak flooring and door to:

### FAMILY ROOM

Window to the rear aspect and opening to:

### KITCHEN/DINING ROOM

Fitted with a range of hand-built limed oak base and eye level units with granite worktop space over, butler sink, range oven with four ring gas hob and extractor over and slimline dishwasher. Double glazed window to rear aspect and double glazed French doors opening to:

### GARDEN ROOM

Windows to the rear and side aspects and French doors opening to the garden.

### UTILITY ROOM

Washing machine, built-in shelving and door to:

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

### FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Feature cast iron fireplace and double glazed window to the front aspect.

### BEDROOM 2

Secondary glazed window to the rear aspect. Door to:

### BEDROOM 3

Secondary glazed window to the rear aspect and built-in wardrobes.

### FAMILY BATHROOM

Suite comprising bath with claw feet and shower over, low level WC, pedestal wash basin and obscure double glazed window to the front aspect.

### OUTSIDE

To the front of the property is a paved driveway providing off-street parking. There is gated side access to the rear garden which has a paved terrace, ideal for al fresco entertaining. The remainder of the garden is predominantly laid to lawn with mature trees and shrubs to the borders and a timber summerhouse.

### SUMMERHOUSE

French doors and windows to the front aspect, power and lighting connected. There is a further paved terrace to the front of the summer house and a lean-to log store to the side.

### LETTING AGENT NOTES

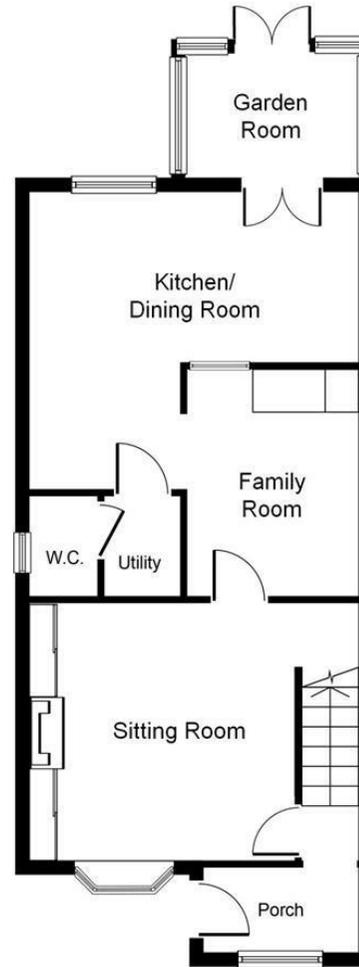
Holding Deposit : £386.00

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

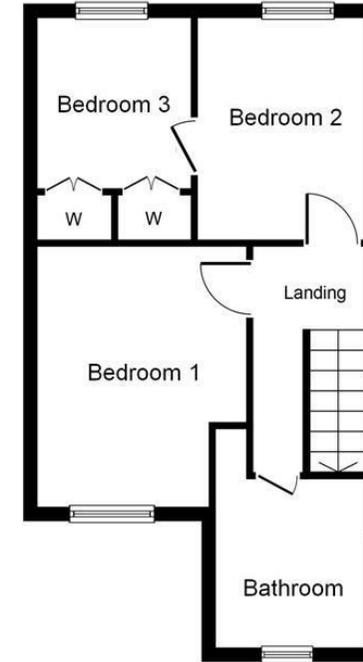


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	79
EU Directive 2002/91/EC	59

£1,675 PCM  
 Council Tax Band - D  
 Local Authority - Uttlesford District Council



**Ground Floor**  
 Approximate Floor Area  
 505 sq. ft.  
 (46.9 sq. m.)



**First Floor**  
 Approximate Floor Area  
 389 sq. ft.  
 (36.1 sq. m.)

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: 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.