CHEFFINS

Bridge End

Newport, CB11 3TH

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£900 PCM

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancelation list. A 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 now. EPC exempt and Council Tax Band C

LOCATION

The cottage is located in Elephant Green, arguably one of the most picturesque locations in the popular village of Newport, surrounded by attractive period houses. The village has a range of amenities including a Church, Inns, shops, post office and excellent schools, together with 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

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.
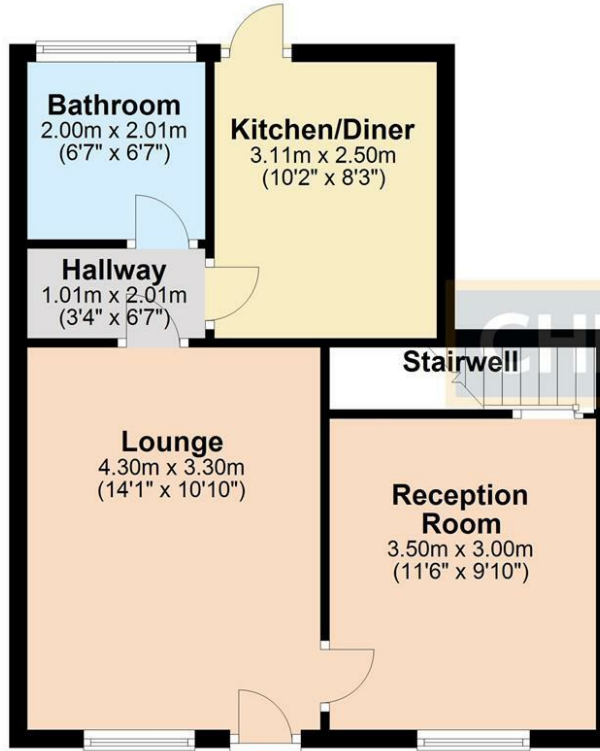
VIEWINGS
Strictly by appointment through the agent.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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Council Tax Band - C
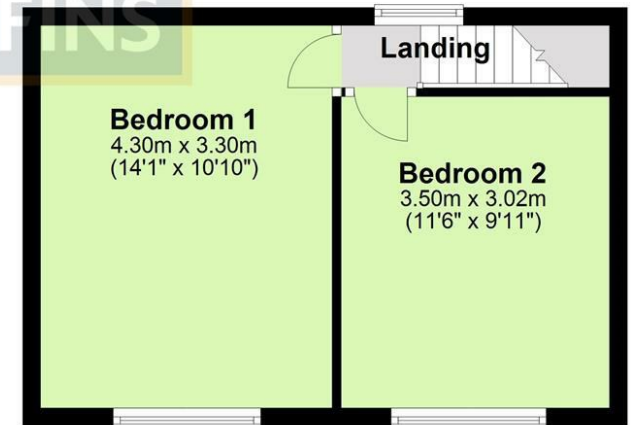Local Authority - Uttlesford District
Council

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

Bathroom
2.00m x 2.01m
(6'7" x 6'7")

Kitchen/Diner
3.11m x 2.50m
(10'2" x 8'3")

Hallway
1.01m x 2.01m
(3'4" x 6'7")

Lounge
4.30m x 3.30m
(14'1" x 10'10")

Stairwell

Reception Room
3.50m x 3.00m
(11'6" x 9'10")

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

Landing

Bedroom 1
4.30m x 3.30m
(14'1" x 10'10")

Bedroom 2
3.50m x 3.02m
(11'6" x 9'11")

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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