



High Street, Newport, CB11 3QY

**CHEFFINS**

## High Street

Newport,  
CB11 3QY

- Semi-detached
- Two reception rooms
- Ground floor WC
- Private garden and off-street parking
- Convenient for amenities and station
- No upward chain

A semi-detached 3 bedroom house within walking distance of the extensive local amenities including shops, schools and mainline railway station. The property benefits from double glazing, gas central heating, refitted kitchen, bathroom and off-street parking. Offered chain free.

3 1 2

Guide Price £395,000





## 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 HALL

Obscure double glazed entrance door with decorative leaded window, staircase rising to first floor with understairs storage cupboard.

### WC

Comprising low level WC and wash basin.

### SITTING ROOM

Double glazed window to the front aspect and fireplace with inset gas fire.

### FAMILY/DINING ROOM

A versatile multi-purpose room with fireplace and double glazed window to the rear aspect overlooking the terrace and garden.

### KITCHEN

Fitted with a range of base and eye level units with workspace over, hob with oven below, sink unit, spaces for dishwasher and washing machine, free-standing fridge freezer, double glazed window and double glazed door providing access onto the terrace and garden beyond.

## FIRST FLOOR

### LANDING

Access to loft space and doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the rear aspect with views of the garden and surrounding countryside. Fireplace with a cast iron grate and surround.

### BEDROOM 2

Double glazed window to the front aspect and fireplace with cast iron grate and surround.

### BEDROOM 3

Double glazed window to the rear aspect. Originally, bedrooms 2 and 3 were one large bedroom which has been divided by a stud wall. This wall can be easily removed to create a spacious main bedroom.

### BATHROOM

A suite comprising a large shower enclosure, panelled bath, vanity wash basin, low level WC, heated towel rail and obscure double glazed window.

## OUTSIDE

The property is well located within walking distance of the local amenities including shops, schools and mainline railway station. The block-paved driveway offers off-street parking and a gated pathway leads to the rear garden, which features a paved terrace, a circular lawn with flower and shrub beds, a picket fence and a timber shed.

## VIEWINGS

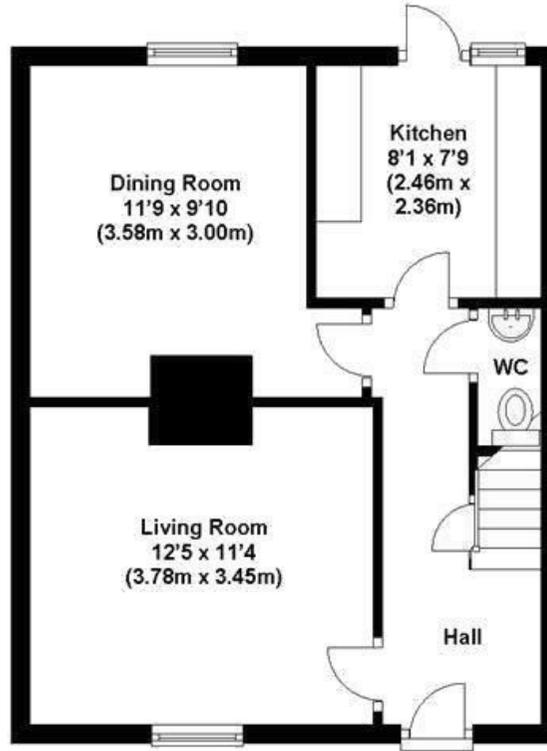
By appointment through the Agents.



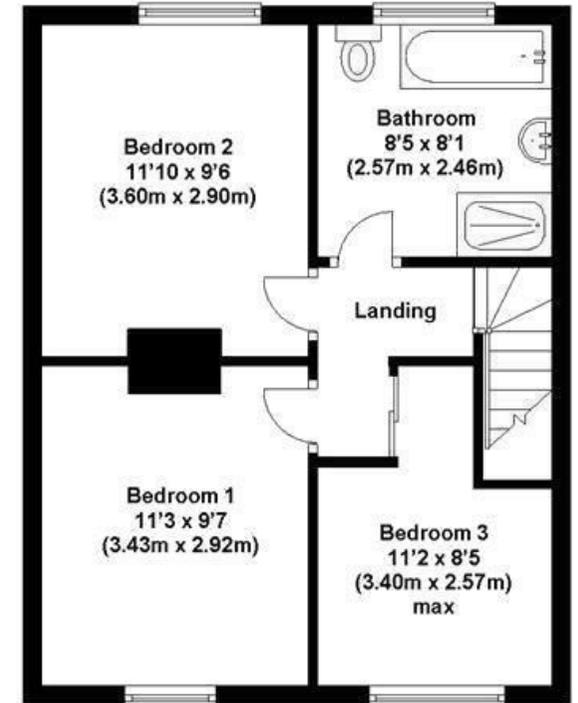




### Ground Floor



### First Floor



Energy Efficiency Rating	
Current	Potential
	88
67	

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

Guide Price £395,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

Approx gross internal floor area 81 sqm (875 sqft)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, 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.