



Cambridge Road, Newport, CB11 3TW

CHEFFINS

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Newport,
CB11 3TW

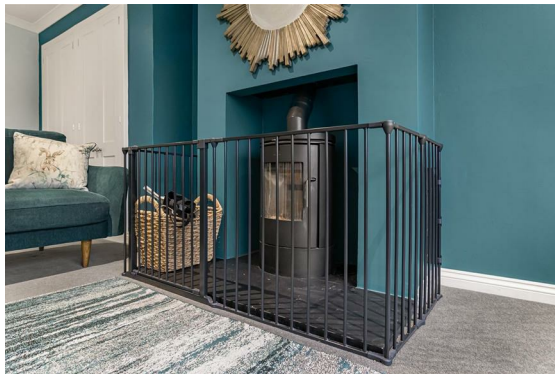
- Three bedrooms
- Generous rear garden
- Driveway parking
- Close to schools and station
- Popular village location

A well appointed three bedroom home positioned in a popular residential location within the village. Enjoying bright and well proportioned living accommodation throughout, the property benefits from driveway parking, generous rear garden and presents scope for further enlargement STP.

3 2 1

Guide Price £475,000





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

Entrance door and staircase rising to the first floor. Door to:

SITTING ROOM

Window to the front aspect, feature fireplace with wood burning stove and built-in storage cupboard. Doorway to:

KITCHEN/DINER

Fitted with a range of base and eye level units, ceramic double sink, space and plumbing for slimline dishwasher, range style cooker and free-standing fridge freezer. Steps lead down to the vaulted dining area with lightwell windows and glazed French doors opening to the rear garden. Doorway to:

INNER HALLWAY

With space and plumbing for washing machine and tumble dryer above, coat storage area and door to:

SHOWER ROOM

Comprising ceramic wash basin, low level WC, corner shower enclosure and obscure glazed window to the rear aspect. Wall-hung combi boiler.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in wardrobe.

BEDROOM 1

Window to the front aspect and built-in wardrobes.

BATHROOM

Comprising ceramic wash basin, low level WC and roll-top bath. Vaulted ceiling with Velux windows providing a good degree of natural light.

BEDROOM 2

Window to the rear aspect and built-in wardrobes.

BEDROOM 3

Window to the rear aspect. A vaulted room with drop-down ladder leading to a mezzanine level.

OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking and steps leading up to a paved Indian sandstone terrace. The rear garden has a raised decked terrace for al fresco entertaining and a central lawn with beds bordering and a gravelled terrace to the rear.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	100
(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 £475,000

Tenure - Freehold

Council Tax Band - D

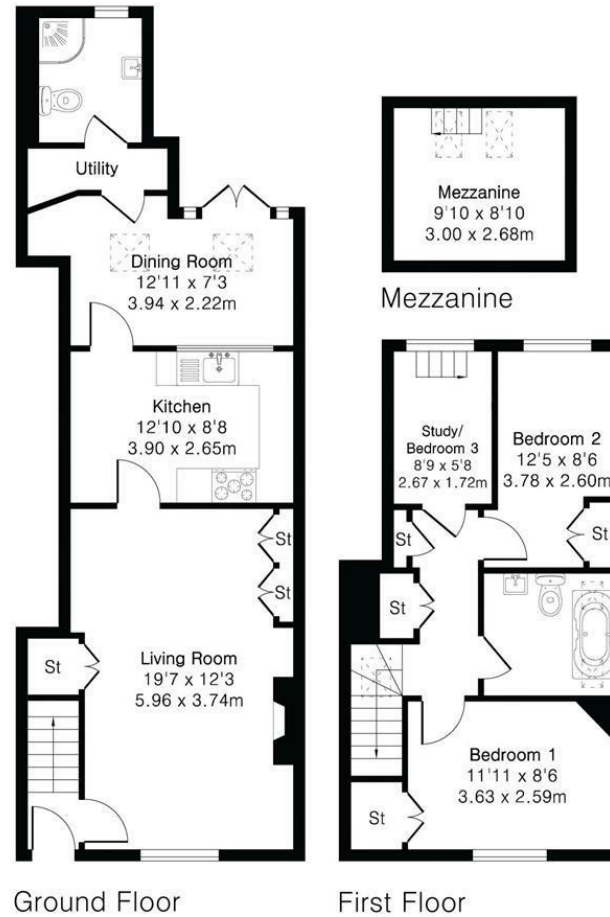
Local Authority - Uttlesford

Approximate Gross Internal Area 1059 sq ft - 98 sq m

Ground Floor Area 575 sq ft - 53 sq m

First Floor Area 398 sq ft - 37 sq m

Mezzanine Area 86 sq ft - 8 sq m



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.