



Elephant Green, Newport, CB11 3RB

CHEFFINS

Elephant Green

Newport,
CB11 3RB

A two bedroom cottage forming part of Elephant Green. The cottage has been refurbished with double glazing and an updated heating system and is well placed within walking distance of the train station and local amenities. Offered chain free.

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.

2 1 1

Guide Price £230,000





GROUND FLOOR

KITCHEN

Double glazed entrance door and adjoining double glazed window with pleasant views over the green and street scene. The kitchen comprises a range of base and eye level units with worktop space over, sink unit, free-standing oven and shelving area, modern electric heating, exposed brick flooring, glazed door leading to the inner hallway and steps leading to:-

SITTING ROOM/STUDY

A well proportioned versatile room with a pair of double glazed windows overlooking the High Street, engineered oak flooring and modern electric heating.

INNER HALLWAY

Staircase rising to the first floor, cupboard housing the hot water cylinder with free-standing washing machine below, free-standing fridge freezer, tiled flooring, door to:-

SHOWER ROOM

Comprising shower enclosure, wash

basin, low level WC and skylight providing natural light, tiled flooring and heated towel rail.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window overlooking the High Street and modern electric heating.

BEDROOM 2

Double glazed window to the front aspect and modern electric heating.

VIEWINGS

By appointment through the Agents.



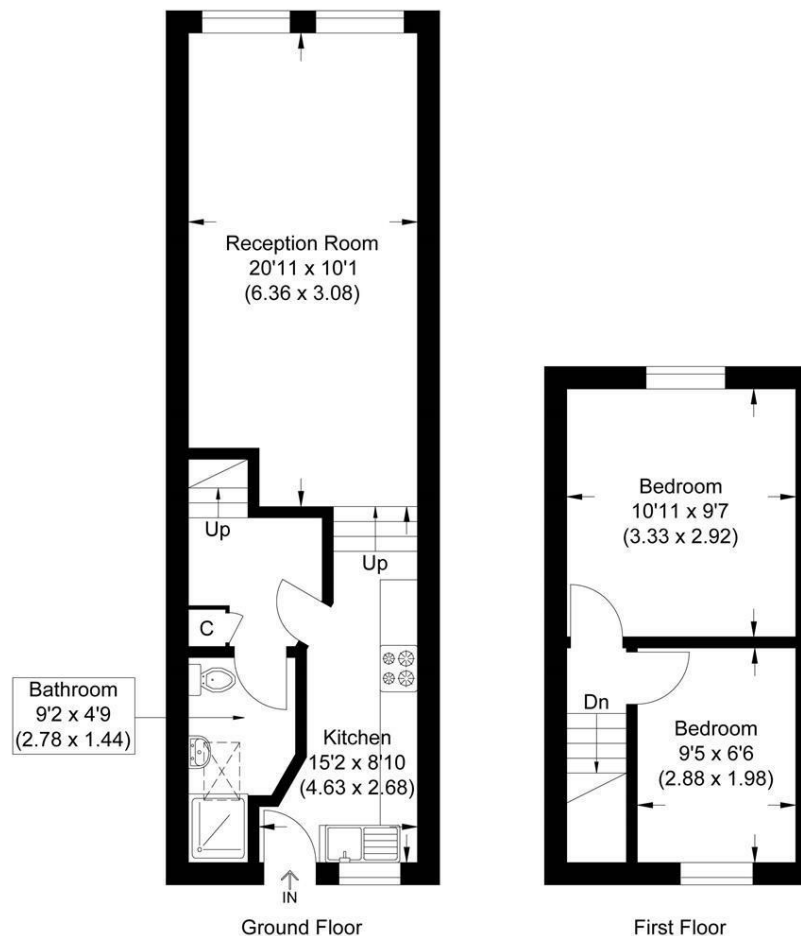
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	48	86	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £230,000

Tenure – Freehold

Council Tax Band – B

Local Authority – Uttlesford



Approximate Gross Internal Area
53.90 sq m / 580.17 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

