



Cherry Garden Lane, Newport, CB11 3QW

**CHEFFINS**



## Cherry Garden Lane

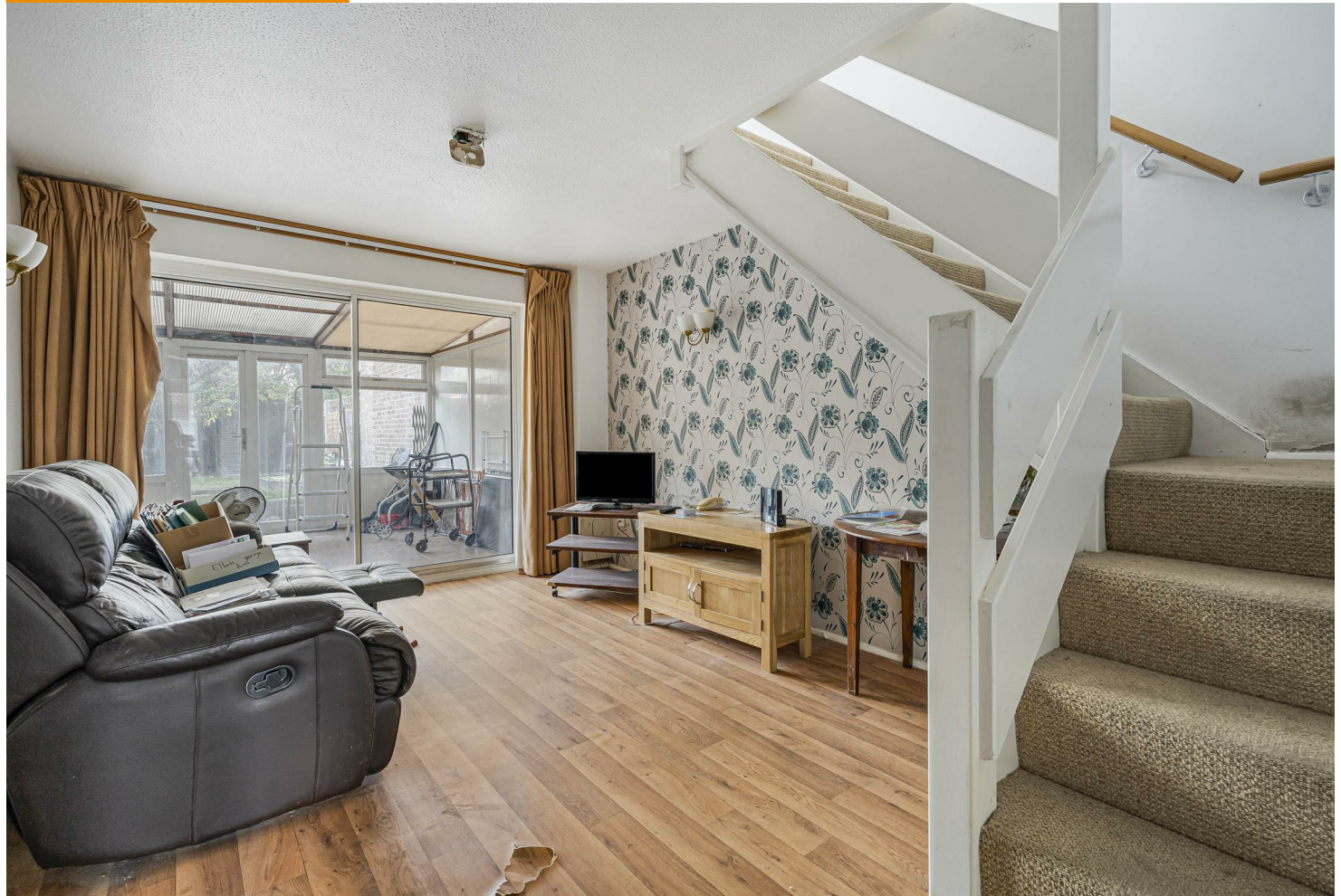
Newport,  
CB11 3QW

- Close proximity to a mainline station
- Three reception rooms
- Three bedrooms
- Shower room and bathroom
- Private garden
- No upward chain

A three bedroom home situated in a popular residential location. The property offers scope for modernisation and is offered with no upward chain.

3 2 3

**Guide Price £350,000**







## 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 further door to:

**DINING ROOM**

Doors to adjoining rooms.

**KITCHEN**

Fitted with a range of base and eye level units, sink, four ring electric hob with extractor hood over, electric oven, space for undercounter fridge and freezer, window and glazed door opening to:

**CONSERVATORY**

Window and glazed door opening to the rear garden and sliding patio doors to:

**SITTING ROOM**

Staircase rising to the first floor.

**FAMILY ROOM/BEDROOM**

Window to the front aspect and fitted wardrobes.

**SHOWER ROOM**

Comprising ceramic wash basin, low level WC, walk-in shower enclosure and window to the front aspect.

**FIRST FLOOR****LANDING**

Doors to adjoining rooms and access to the loft space.

**BATHROOM**

Comprising low level WC, pedestal wash basin, panelled bath with shower over, heated towel rail and obscure glazed window to the front aspect.

**BEDROOM**

Window to the front aspect.

**BEDROOM**

Window to the rear aspect.

**BEDROOM**

Window to the front aspect and door to airing cupboard.

**OUTSIDE**

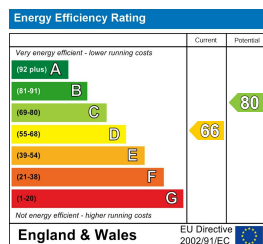
The property has a driveway providing off-street parking. The rear garden is laid to lawn with raised beds and a paved terrace.

**VIEWINGS**

By appointment through the Agents.







Guide Price £350,000

Tenure - Freehold

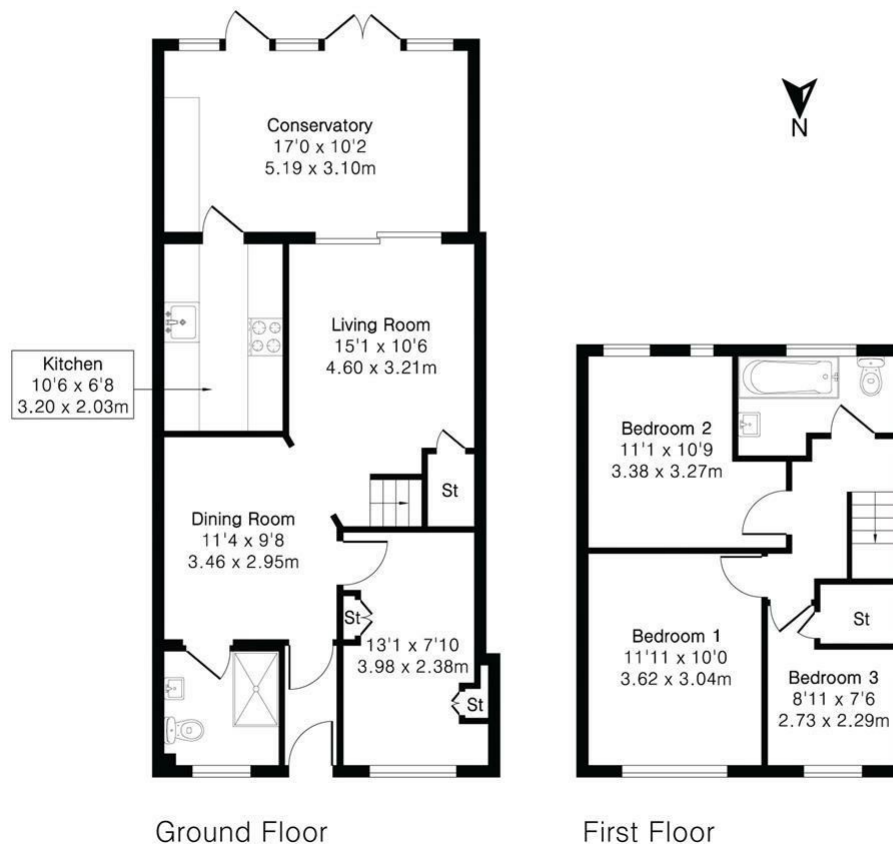
Council Tax Band - C

Local Authority - Uttlesford

**Approximate Gross Internal Area 1096 sq ft - 102 sq m**

Ground Floor Area 697 sq ft - 65 sq m

First Floor Area 399 sq ft - 37 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](http://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.



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