



Cherry Garden Lane, Newport, CB11 3QW

CHEFFINS

Cherry Garden Lane

Newport,
CB11 3QW

- Open plan kitchen/dining/sitting room
- Refitted kitchen and bathroom
- Vaulted entrance hall
- Off street parking
- Low maintenance garden
- 0.3 of a mile to a mainline station

A well-presented three bedroom home situated in a popular residential location, within close proximity to a mainline station. The property offers bright and well-proportioned accommodation, along with ample off-street parking and a low maintenance rear garden.

3 1 2

Guide Price £390,000





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/UTILITY

Entrance door and window to the front aspect and Velux window providing a good degree of natural light. Space for tumble dryer and gas fired boiler. Glazed door to:

DINING AREA

Opening to:

KITCHEN

Fitted with a range of base and eye level units with worktops over, electric double oven, induction hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine and space for free-standing fridge freezer. Part-glazed door with adjoining window providing views and access to the rear garden.

SITTING ROOM

Staircase rising to the first floor and sliding doors to:

GARDEN ROOM

Windows and glazed door providing access and views to the garden.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

PLAYROOM

Window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Windows to the rear aspect.

BEDROOM 3

Window to the front aspect and door to airing cupboard.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with dual shower heads over, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

The property has a driveway providing off-street parking. The rear garden has an Indian sandstone terrace, perfect for al fresco entertaining, with the remainder laid with artificial turf with gated access to the rear.

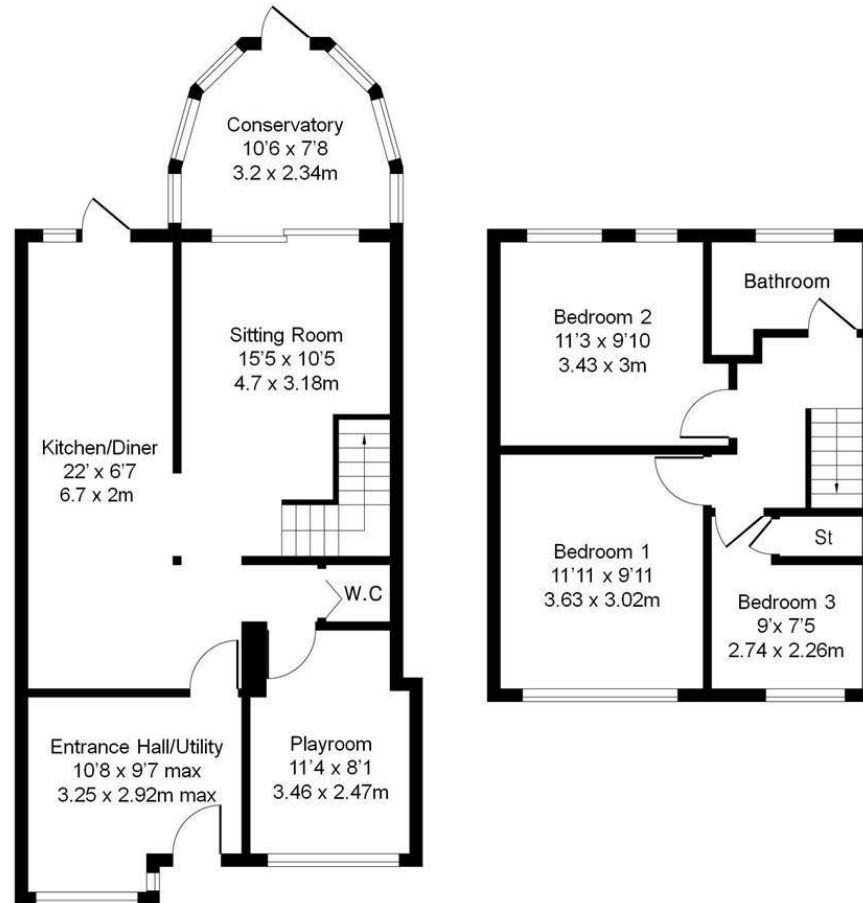
VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area 1023 sq ft – 95 sq m
 Ground Floor Area 603 sq ft – 56 sq m
 First Floor Area 418 sq ft – 39 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
EU Directive 2002/91/EC	

Guide Price £390,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Uttlesford

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>.

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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.