



Bury Water Lane, Newport, CB11 3UB

**CHEFFINS**



## Bury Water Lane

Newport,  
CB11 3UB

A semi detached cottage set in a tucked-away, elevated position within the village. The property provides versatile accommodation, together with the opportunity for modernisation and enlargement (subject to relevant planning approval). 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.

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**Guide Price £375,000**





## GROUND FLOOR

### ENTRANCE HALL

Obscure double glazed entrance door with porch over, built-in storage cupboard.

### SITTING ROOM

A south facing room with a pair of double glazed windows and an obscure double glazed door providing views and access front garden. Door to staircase rising to the first floor.

### KITCHEN

Fitted with a range of base and eye level units and worktop space over, sink unit, hob, eye level oven and grill, space for a dishwasher and fridge freezer, built-in pantry cupboard and double glazed window to the rear aspect overlooking the garden.

### CLOAKROOM

Comprising wash basin, low level WC and obscure glazed window.

## FIRST FLOOR

### LANDING

A spacious landing with double glazed windows to the side aspect providing a good degree of natural light, built-in airing cupboard and a range of fitted storage cupboards.

## BEDROOM 1

A dual aspect room with double glazed windows to the rear and side aspects with views over the garden and surrounding countryside.

## BEDROOM 2

Double glazed window to the front aspect overlooking the garden and street scene, built-in cupboards.

## BATHROOM

Comprising wash basin, low level WC, panelled bath and separate shower enclosure, obscure double glazed window.

## OUTSIDE

The property is located in a elevated position enjoying a generous plot. To the front there is a driveway providing off-street parking and path with an adjoining lawn and block paved terrace leading to the front of the property. To the side of the property is a pathway leading to a large workshop and storage shed, and then onto to the rear garden which is of generous proportions and laid to lawn, together with mature hedging and trees.

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

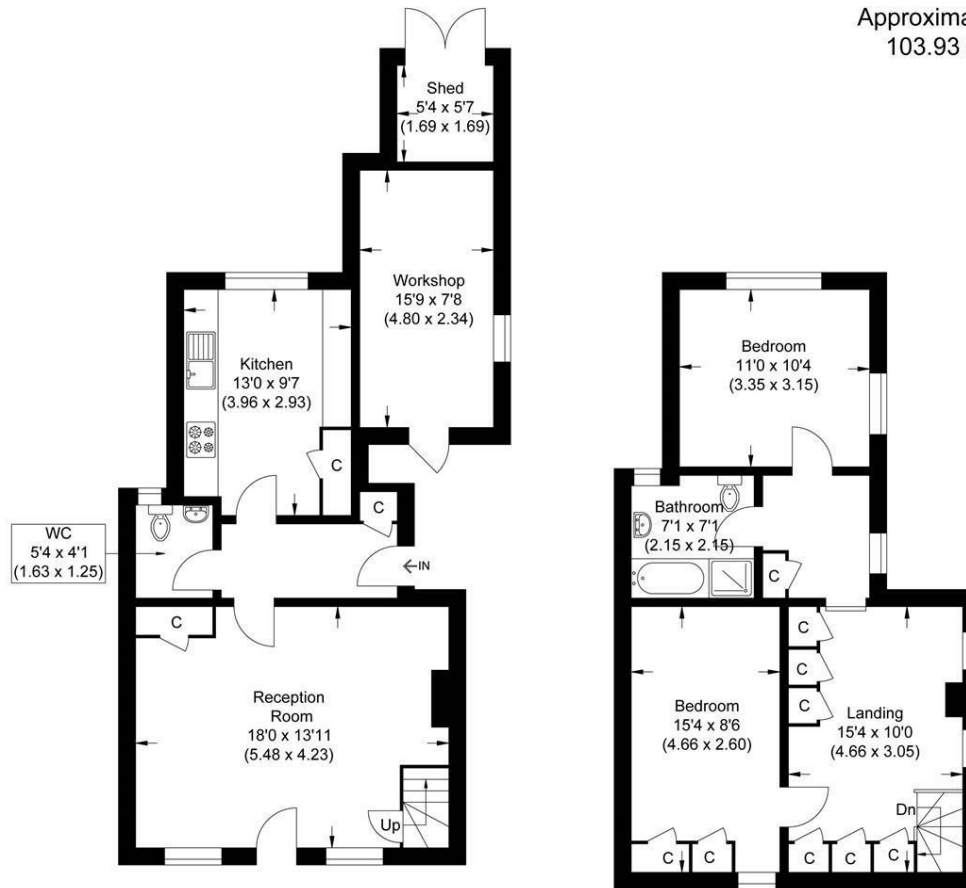
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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](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.



Approximate Gross Internal Area  
103.93 sq m / 1118.69 sq ft



Ground Floor

First Floor

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

