



Elephant Green, Newport, CB11 3RB





## Elephant Green

Newport,  
CB11 3RB

A delightful one bedroom cottage set in the heart of the village overlooking a small green to the front. Offered chain free.

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### 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.



**Guide Price £215,000**





## GROUND FLOOR

### FRONT DOOR

Leading to:

### KITCHEN

Fitted with a range of units, integrated electric oven and hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink and drainer. Window to the front aspect and open plan with steps down to:

### DINING ROOM

Staircase rising to first floor and door to:

### LIVING ROOM

Window overlooking the High Street.

### FIRST FLOOR

Landing with doors leading to:

### BEDROOM

Window overlooking High Street.

### BATHROOM

Comprising bath with shower attachment, low flush W.C, pedestal wash hand basin. Window to the front aspect.

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agent.



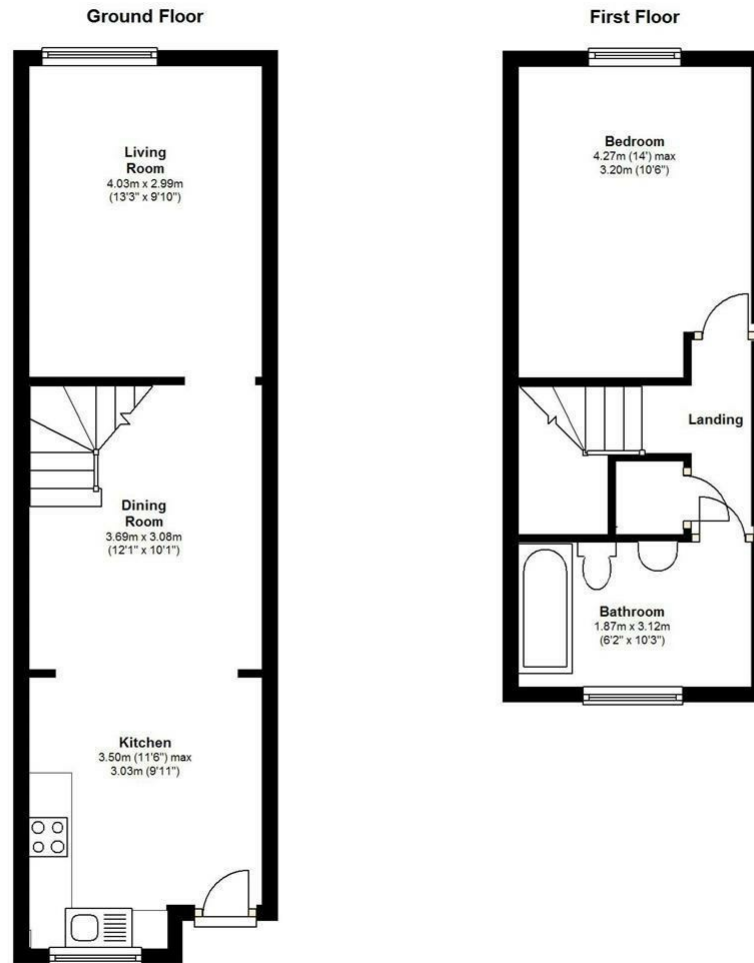
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - B

Local Authority - Uttlesford



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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.