



Cherry Garden Lane, Newport, CB11 3QA

**CHEFFINS**



## Cherry Garden Lane

Newport,  
CB11 3QA

A well appointed, three bedroom terraced home positioned in a popular village position. Comprising of bright and well proportioned living accommodation throughout, the property enjoys off street parking, detached garage and private rear garden.

### 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.

3 1 1

Guide Price £350,000







## GROUND FLOOR

### ENTRANCE HALL

Entrance door and stairs rising to the first floor, door to:-

### LIVING ROOM

Double glazed window to the front aspect plus an additional floor to ceiling double glazed window, feature fireplace with timber hearth, open archway to:-

### DINING ROOM

Storage cupboard underneath the stairs, double glazed patio doors leading directly into the garden, door into:-

### KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink, space for washing machine/tumble dryer, integrated oven with four ring gas hob with extractor above, space for freestanding fridge freezer and double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower above,

tilled walls, heated towel rail obscure double glazed window to the rear aspect.

### BEDROOM 1

Double glazed windows to the front aspect, built-in storage cupboard with shelving.

### BEDROOM 2

Double glazed window to the rear aspect.

### BEDROOM 3

Double glazed window to the front aspect.

## OUTSIDE

A paved footpath leads to the front of the property with a garden predominantly laid to lawn with a range of shrubs and flowers bordering. The low maintenance rear garden is fully paved with gated access, timber fences bordering on both sides and brick wall to the rear.

## DETACHED GARAGE

Fitted with an up and over door and parking space for two vehicles.

## VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford

**Approximate Gross Internal Area 784 sq ft - 72 sq m**

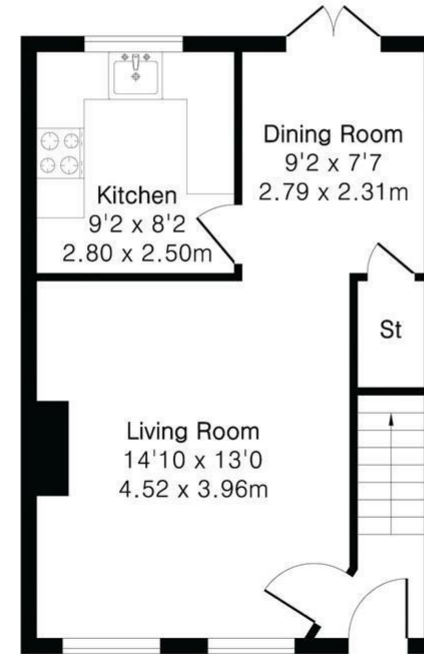
Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 392 sq ft – 36 sq m

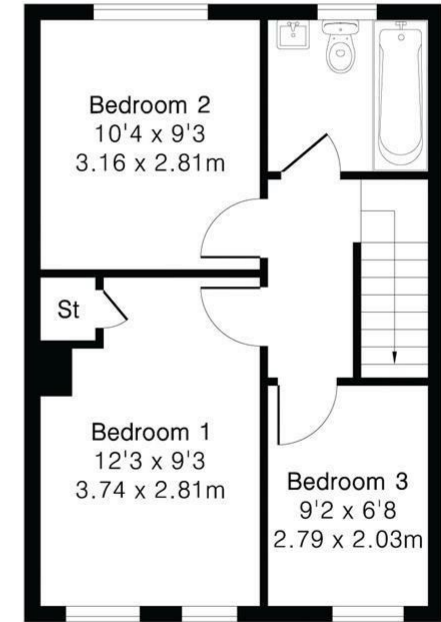
Garage Area 128 sq ft – 12 sq m



Garage



Ground Floor



First Floor

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.

