



Elephant Green, Saffron Walden, CB11 3RB

CHEFFINS

Elephant Green

Newport, Saffron Walden,
CB11 3RB

WE ARE NOW FULLY BOOKED FOR VIEWINGS, if you wish to be booked on the cancellation list please contact the office A two bedroom cottage forming part of Elephant Green. The cottage has been refurbished with double glazing and an updated heating system and is well placed within walking distance of the train station and local amenities. Offered on an unfurnished basis and available now.

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.

2 1 1

£1,000 PCM





ENTRANCE DOOR

Leading into:

KITCHEN

Comprising a range of base and eye level units, with electric freestanding cooker, extractor over, fridge freezer, single stainless steel sink and drainer.

SITTING/DINING ROOM

Split level room with windows overlooking the high street as well as handy under stairs storage cupboard.

DOWNSTAIRS SHOWER ROOM

Three piece suite including shower cubicle, pedestal wash hand basin and low level WC.

FIRST FLOOR

SMALL LANDING

With doors leading to bedrooms.

BEDROOM 1

Double room overlooking the High Street.

BEDROOM 2

Single bedroom overlooking Elephant Green.

VIEWINGS

By appointment through the Agent.

LETTING AGENT NOTES

Holding deposit - £230.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	48		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

£1,000 PCM

Council Tax Band – B

Local Authority – Uttlesford District

Council

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.

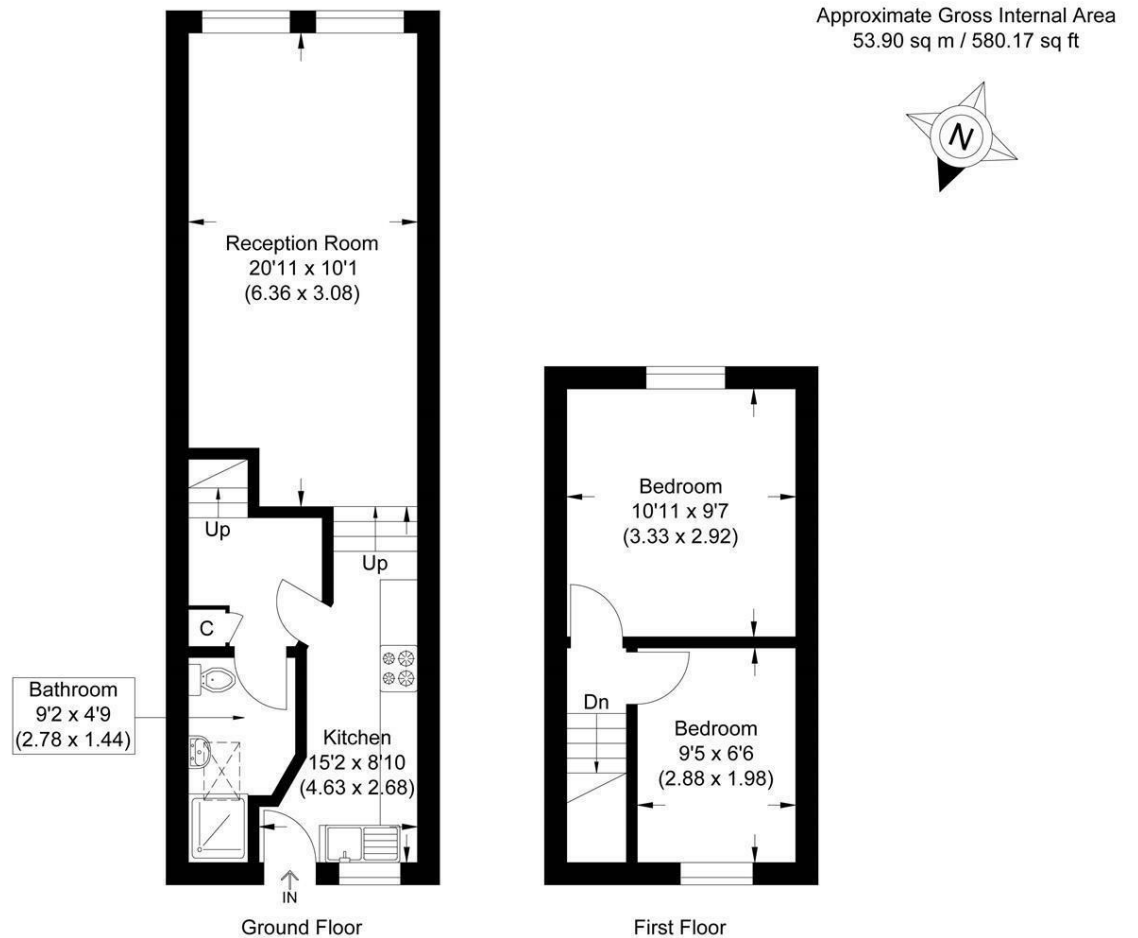


Illustration for identification purposes only, measurements are approximate, not to scale.

