



Cherry Garden Lane, Saffron Walden, CB11 3QB

CHEFFINS

Cherry Garden Lane

Newport, Saffron Walden,
CB11 3QB

A three bedroom terraced home, positioned in the popular village of Newport and benefitting from large open plan living space, contemporary kitchen and bathroom, front and rear gardens as well as both garage and driveway parking. Offered on an unfurnished basis and available Mid November.

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 2

£1,400 PCM





Entrance Hall

With door leading through to living area and stairs ascending to the first floor.

Living Area

The living come dining area boasts an enormous amount of space and provides an open plan modern flow. There is also dual aspect windows and electric fireplace.

Dining Area

Leading on from the living area and to the rear of the property with large window and door leading out to the enclosed garden.

Kitchen

A contemporary and stylish fitted kitchen which comes with integrated oven and hob as well as fridge freezer and plenty of storage and surface space. Window overlooks the rear aspect

Master Bedroom

A great sized double with views over the garden from the large window which allows plenty of natural light into the room

Bedroom 2

Another good sized double with dual aspect window and benefitting from storage cupboard which also houses the boiler.

Bedroom 3

A nice sized child's room or home office.

Bathroom

The bathroom benefits from white three piece suite with dual shower attachments including waterfall shower head. There is also storage under the sink by way of a sleek vanity unit.

Outside Space

The property boasts front and rear gardens as well as off road parking to the rear and garage.

Viewings

By appointment through the Agents.

Letting Agent notes

Holding deposit : £323.00

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	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,400 PCM

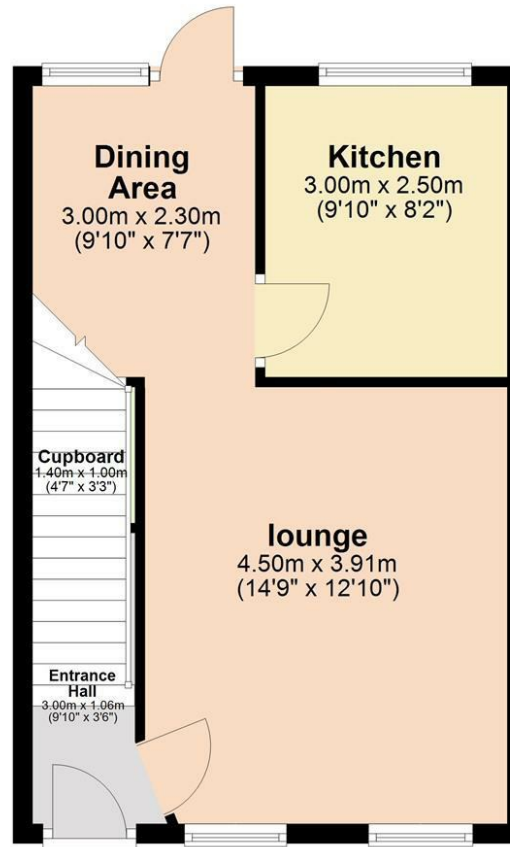
Council Tax Band - C

Local Authority - Uttlesford District

Council;

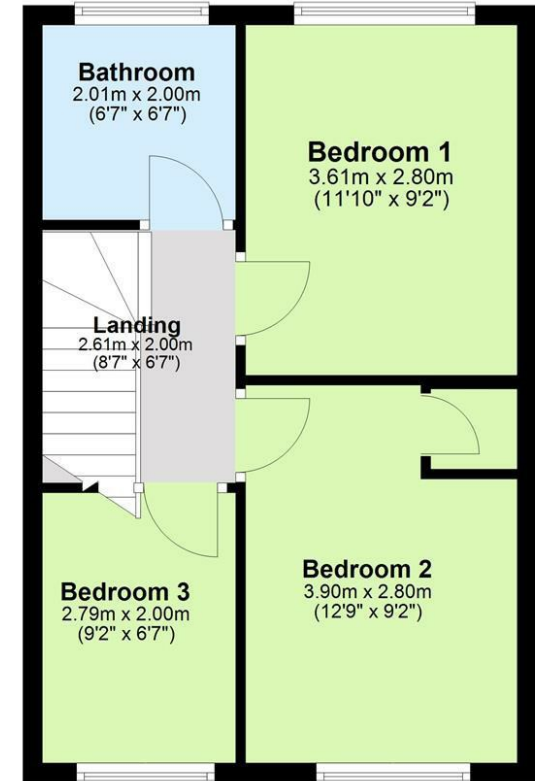
Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 74.5 sq. metres (801.6 sq. feet)

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.



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