



High Street, Newport, CB11 3PG

CHEFFINS

High Street

Newport,
CB11 3PG

- No upward chain
- Three reception rooms
- Detached
- Close proximity to a mainline station
- Three bedrooms
- En suite and bathroom

A detached three bedroom home situated in a prominent position within the village. The property offers bright and well proportioned accommodation, together with a private rear garden, driveway and garage. No upward chain.

3 2 3

Guide Price £480,000





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.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

OFFICE

Window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

VAULTED KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, space and plumbing for washing machine and dishwasher, Neff electric hob with extractor hood over, double oven and integrated fridge freezer. Window and glazed French doors to the rear aspect and Velux window providing a good degree of natural light. Doorway to:

SITTING ROOM

Window to the rear aspect and obscure glazed doors to:

DINING ROOM

Window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, airing cupboard and access to the loft space.

BEDROOM 1

Fitted wardrobes, window to the rear aspect and door to:

EN SUITE

Comprising glass wash basin, low level WC, shower enclosure and obscure glazed window to the side aspect.

BEDROOM 2

Window to the front aspect and fitted wardrobe.

BEDROOM 3

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the side aspect.

OUTSIDE

There is pedestrian gated access to the front with a pathway leading to the side of the property. There is a low maintenance walled garden to the rear with a paved terrace and raised decked area, enjoying a good degree of seclusion. There is gated access to the off-street parking and garage.

GARAGE

Up and over door, power and lighting

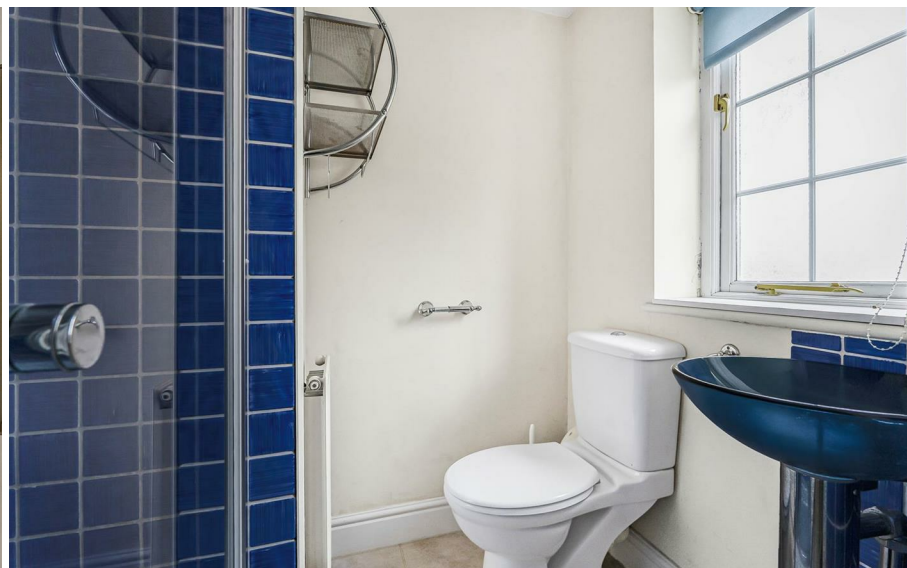
connected and personal door to the side aspect. Parking space in front and side of the garage.

The garage sits with the Title of the neighbouring property, there is a deed which gives Athena Cottage the right to use and maintain the garage together with a parking space in front.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £480,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



**Approximate Gross Internal Area 1198 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 516 sq ft – 48 sq m

Garage Area 213 sq ft – 20 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

