



High Street, Newport, CB11 3QZ



## High Street

Newport,  
CB11 3QZ

A superbly appointed and charming two bedroom cottage situated in a central village position, within walking distance of local schools and train station. Enjoying bright and well proportioned living accommodation throughout, the property has a plethora of character features together with courtyard 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.

2 2 1

## Offers In Excess Of £300,000





## GROUND FLOOR

### SIDE ENTRANCE LOBBY

Entrance door, tiled flooring, window to the side aspect and built-in storage/utility cupboard with space and plumbing for washing machine and window to the side aspect.

### KITCHEN

Fitted with a range of base and eye level units with worktop and tiled splashbacks, four ring hob with extractor hood over, built-in oven, integrated dishwasher, space for free standing fridge freezer, built-in pantry cupboard and double glazed window to the front aspect. Door to:

### INNER LOBBY

Former entrance door and staircase rising to the first floor. Door to:

### LIVING ROOM

Double glazed window to the front aspect, open fireplace with redbrick surround, oak mantle and tiled hearth.

### FIRST FLOOR

### LANDING

Feature arched window and doors to adjoining rooms.

## BEDROOM 1

Double glazed window to the front aspect, feature Victorian fireplace, built-in double wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin with vanity cupboard below, low level WC, heated towel rail and shower area with tiled walls and flooring.

## BEDROOM 2

Double glazed window to the front aspect and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, bath with shower over, heated towel rail and tiled walls and flooring. Part-obscure double glazed window to the side aspect.

## OUTSIDE

The property is accessed via the side courtyard garden which is predominantly paved with a timber decked area and timber fence and brick retaining wall.

## VIEWINGS

By appointment through the Agents.



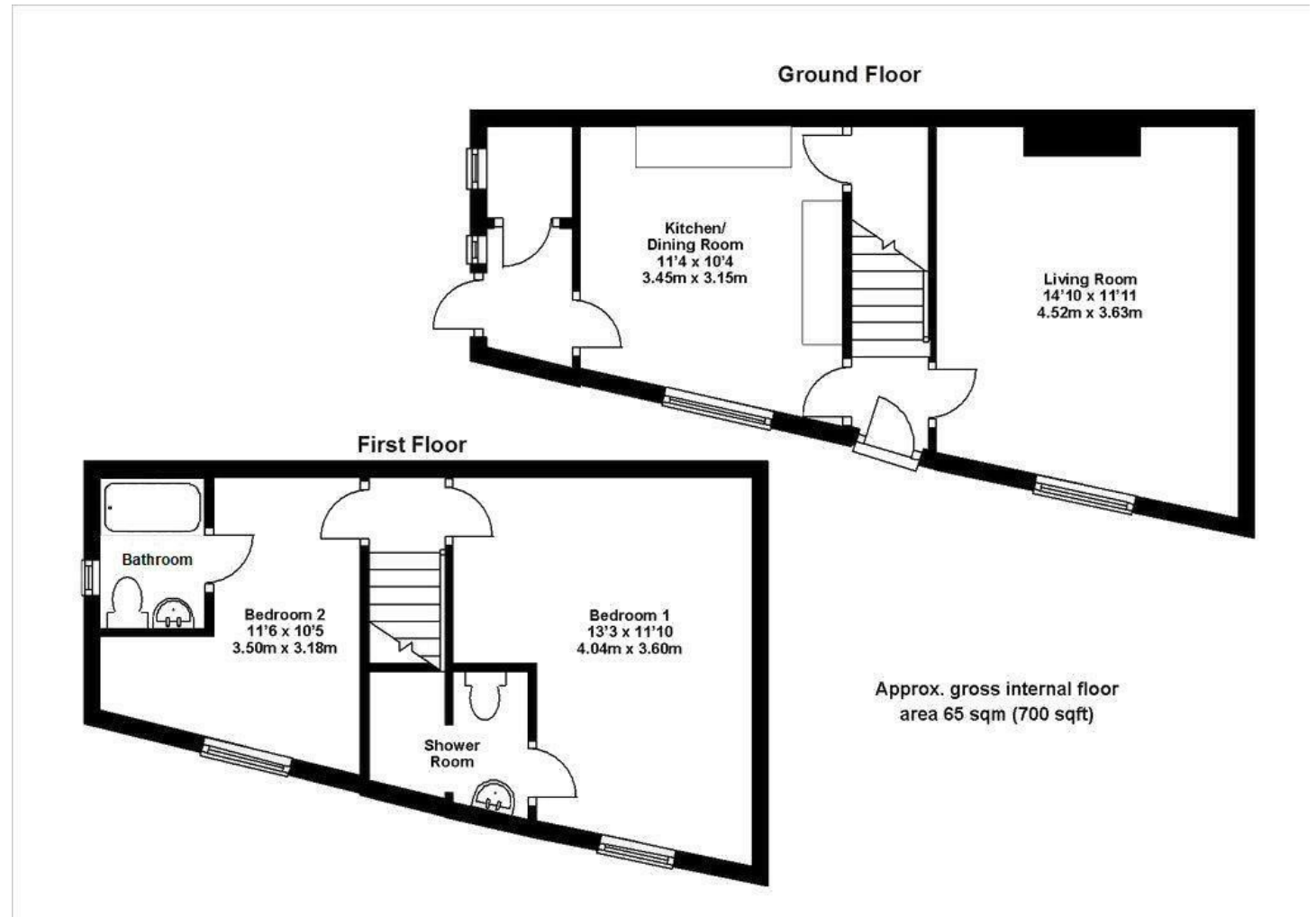
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	64
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford



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>.

8 Hill Street, Saffron Walden, 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.

