



Wicken Road, Newport Saffron Walden

Price: Freehold £375,000

- Three bedrooms
- Excellent order throughout
- Open plan sitting/dining room
- Semi detached
- Off-street parking
- Close to station
- Viewing highly recommended

EPC Rating: E



Newport is a thriving village with an excellent range of facilities including village store, post office, inns and restaurants, parish church, medical centre, primary school, Joyce Frankland Secondary Academy, recreation ground, garage and station with trains to Cambridge and London Liverpool Street. The fine old market town of Saffron Walden is two miles to the north whilst the M11 access points and Stansted Airport are within easy reach.

Door to:

Sitting/Dining Room:

22' 11" x 12' 2" (7m x 3.71m) max.

Attractive open plan room with redbrick fireplace with stove with stripped wooden flooring and window to front aspect.

Dining area has parquet flooring and window to side aspect with staircase rising to the first floor and stable door to:

Kitchen:

9' 6" x 7' 11" (2.9m x 2.42m)

Fitted with a range of base and eye level units with ceramic sink, electric oven with four ring gas hob and extractor over, space for fridge freezer and space for washing machine. Window to side aspect and part glazed door to the rear garden. Door to:

Bathroom:

9' 10" x 5' 7" (3m x 1.7m)

Suite comprising pedestal wash basin, panelled bath with shower over and low level WC. Built-in cupboard, access to the loft space and obscure windows to the rear aspect.

Landing:

Window to the side aspect and doors to adjoining rooms.

Bedroom 1:

11' 9" x 11' 2" (3.58m x 3.4m)

Built-in wardrobes with shelving above, stripped wooden flooring and window to the front aspect.

Bedroom 2:

10' 4" x 8' 11" (3.15m x 2.72m)

Built-in storage cupboard, stripped wooden flooring and window to the rear aspect. Staircase rising to the second floor

Bedroom 3:

13' 9" x 12' 1" (4.2m x 3.7m)

Velux windows, feature brickwork, stripped wooden flooring and recess storage with access to boarded loft.

Garden:

To the front of the property there is a driveway providing off-street parking for several vehicles.

To the rear of the property is an attractive garden with a paved terrace, shrubs and hedges with a garden shed. Gated access to the side of the property.

Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band D.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100434 - 0001



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