

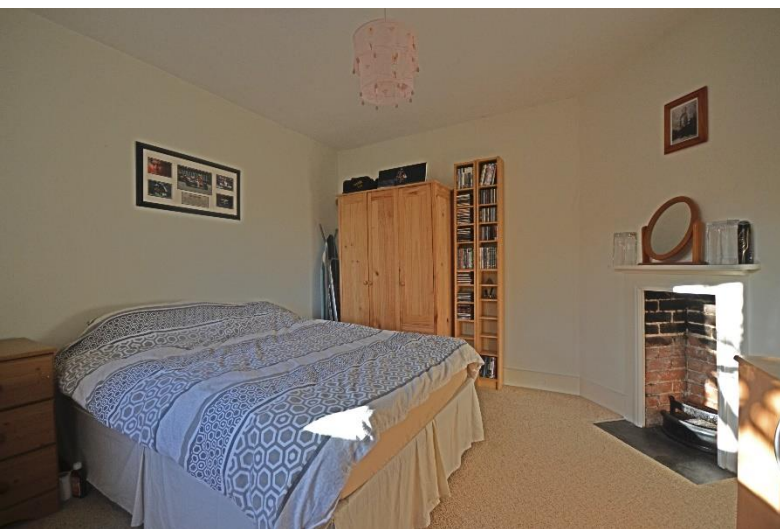


Cherry Tree Cottage, 16 Wicken Road, Newport, CB11 3QG

Warm and welcoming 1 bedroom property situated in select developed of terraces houses, offering a fantastic opportunity to live in Newport.

£775 pcm

- 1 bedroom mid-terraced home
- Modern kitchen
- Large, contemporary bathroom
- Basement and loft space both ideal for storage
- Long term let
- Available 15th February 2019



ACCOMMODATION

This warm and welcoming 1 bedroom mid terraced home offers a fantastic opportunity to live in Newport. The property offers good size accommodation and is presented unfurnished. The main entrance on the ground floor opens to a small entrance hall and the spacious sitting room can be found on your left hand side. The sitting room benefits from a fire place with attractive mantle. A door leads to the fully fitted kitchen, with a range of eye and base level units, washing machine, fridge, freezer and oven with four ring gas hob. The stairs lead to the double bedroom and bathroom. The contemporary bathroom is presented with three piece suite comprising pedestal wash hand basin, low level WC, free standing bath and walk in luxurious shower enclosure. Stairs from entrance hall also lead down into the basement, perfect for storage. The property also benefits from a good sized loft space, perfect for storage.

LOCATION

The village of Newport has excellent facilities including two public houses, newsagents, general store, garage, garden nursery, bakers and a church. For secondary schooling Newport Free Grammer School which was awarded Academy status in 2012, situated on the north side of the village, is within walking distance. For the commuter the mainline station is within a short walking distance with regular services to London's Liverpool Street and Cambridge. Alternatively the M11 is accessed at Bishop's Stortford, junction 8 towards London or going north, the M11/A14 can be accessed at junction 10.

SERVICES

All mains services are connected. The property is gas central heating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band B

LOCAL AUTHORITY
Uttlesford District Council
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