

Parsonage Way, Cambridge, CB21 4YL

CHEFFINS

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Parsonage Way

Linton, Cambridge,
CB21 4YL

3 2 1

£1,650 PCM



- Managed by Cheffins
- Detached
- Three bedrooms
- En-suite & family bathrooms
- Garage and parking
- Conservatory
- Available now

A modern detached three bedroomed home situated in a popular village location within easy access to major research campuses south of Cambridge. The property enjoys well proportioned accommodation together with an enclosed rear garden, off-street parking and garage











LOCATION

The highly sought after and thriving south Cambridgeshire village of Linton has a pleasing blend of both modern and period properties as well as an excellent range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the university city of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (Junction 10).





FRONT DOOR LEADING TO:

ENTRANCE HALL
Entrance door, staircase rising to the first floor with understairs cupboard beneath, doors to adjoining rooms.

CLOAKROOM
Comprising pedestal wash basin, low level WC and obscure glazed window to the rear aspect.

SITTING ROOM
Dual aspect with window to the front together with French doors to the rear.

KITCHEN/DINER
Fitted with base and eye level units with worktop over, gas hob with electric oven beneath and overhead extractor, spaces for a fridge freezer and washing machine, window to the front aspect. French doors into:-

AGENTS NOTE
The fridge/freezer and washing machine are for the tenants use only, and will not be maintained or replaced by the Landlord.

CONSERVATORY
Tiled flooring, electric heater, doors leading to garden.

FIRST FLOOR

BEDROOM 1
Rear aspect, double built in wardrobe and single built in wardrobe, door leading to:

EN-SUITE
White suite comprising pedestal wash hand basin, low level WC, shower cubicle with electric shower.

BEDROOM 2
Front aspect, built in double wardrobe

BEDROOM 3
Rear aspect, single built in wardrobe.

BATHROOM
White suite comprising pedestal wash hand basin, low level WC, panelled bath with shower over, heated towel rail.

OUTSIDE
To the front of the property is a low maintenance garden area laid mainly to lawn with shrubs. Driveway leading to garage with up and over door.

The rear garden is laid to lawn with borders with mature shrubs, patio area, shed.

GARAGE
Fitted with an up and over door, power and lighting connected.

VIEWINGS
By appointment through Agent's.

LETTING AGENT NOTES
Holding deposit : £380.00

For more information on this property please refer to the Material Information brochure on our Website.







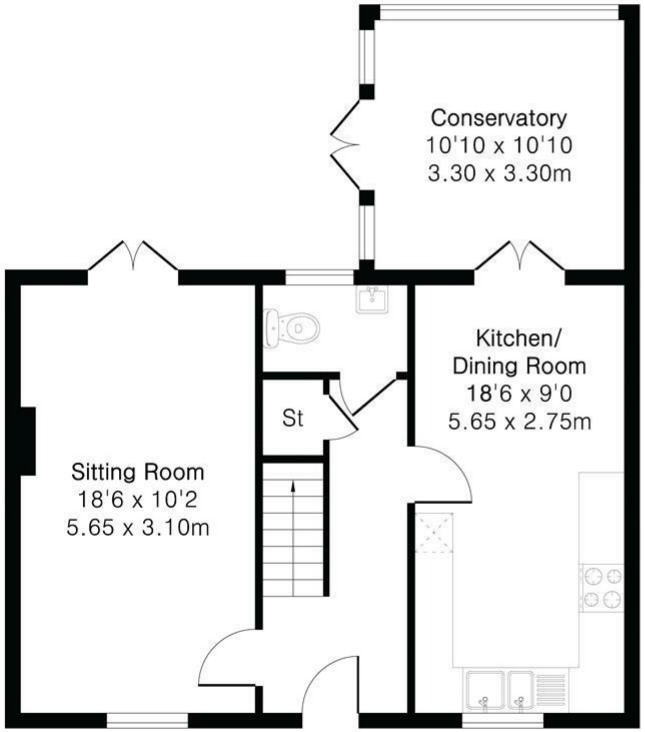




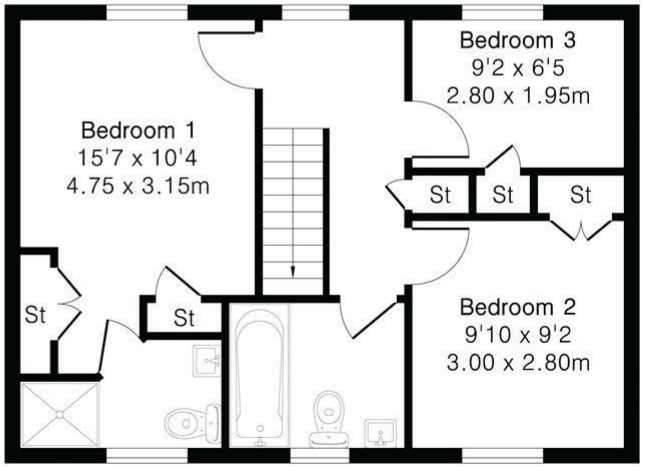
Approximate Gross Internal Area 1097 sq ft - 102 sq m

Ground Floor Area 608 sq ft – 57 sq m

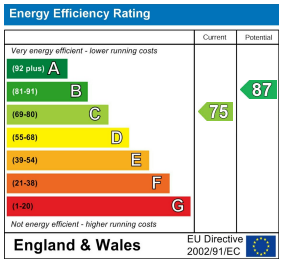
First Floor Area 489 sq ft – 45 sq m



Ground Floor



First Floor



£1,650 PCM

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Agents note:

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

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.