



Cambridge Road, Cambridge, CB21 4JD

**CHEFFINS**

## Cambridge Road

Linton, Cambridge,  
CB21 4JD

Spacious three bedroom semi detached property boasting large kitchen/diner and separate lounge. Integrated garage and views over open countryside. Offered on an unfurnished basis and available early July.

### LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good 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's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

3 1 1

**£1,350 PCM**





## GROUND FLOOR

### ENTRANCE HALL

With entrance door and understairs cupboard. Leading into:

### LIVING ROOM

With feature fireplace and large double glazed window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over, stainless steel sink unit and drainer with mixer tap over, tiled splashbacks, electric hob and extractor fan over, integrated oven, space and plumbing for washing machine and dishwasher, pantry and two large double glazed windows to the rear aspect.

### UTILITY AREA

With further plumbing for a washing machine or dryer, double glazed window to the side aspect and a double glazed door leading out to the rear of the property and door to integrated garage.

### CLOAKROOM

With low level WC.

## FIRST FLOOR

### LANDING

With airing cupboard and doors leading to adjoining rooms.

### BEDROOM 1

Large built in wardrobe with sliding mirrored doors and large double glazed window to the rear aspect looking out onto open countryside.

### BEDROOM 2

Large built in wardrobe and a large double glazed window to the front aspect.

### BEDROOM 3

Built in wardrobe and double glazed window to the front aspect.

### BATHROOM

Three piece suite comprising deep panelled bath with shower head and mixer tap over, glass shower screen, pedestal wash hand basin, low level WC, tiled walls, wall mounted heated towel rail and two double glazed windows to the rear aspect.

### OUTSIDE

There is off street parking and gardens to the side and rear of the property and there are lovely views over open countryside.

### INTEGRATED GARAGE

With power and lighting connected. The garage is for storage only as the main door is not usable.

### VIEWINGS

Strictly by appointment with the Agents.

### LETTINGS AGENT NOTES

Holding deposit : £311.00

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

Council Tax - D

Square Footage - 1051.8

Property Type - Semi Detached House

Property Construction - Brick with tiled roof

Parking - Off street parking, 2 spaces

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Mains

Heating - Oil fired central heating

Broadband Connected - Fibre to the cabinet

Broadband Type - Superfast

Mobile Signal/Coverage - Good

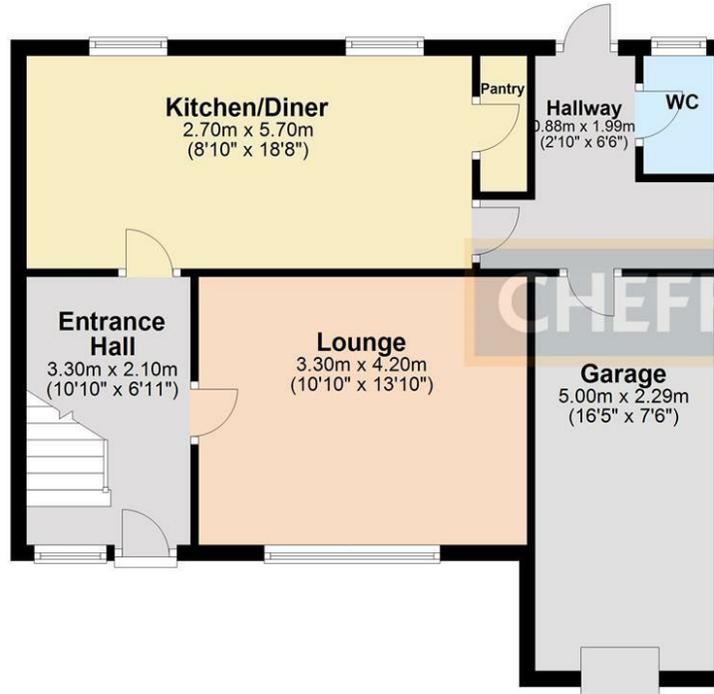


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

£1,350 PCM  
 Council Tax Band - D  
 Local Authority - South Cambridge District Council

### Ground Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

Note: Not to scale - For guidance purposes only  
 Plan produced using PlanUp.

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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.