



Chalklands, Cambridge, CB21 4JH



## Chalklands

Linton, Cambridge,  
CB21 4JH

This delightful three bedroom home boasts large kitchen diner and separate lounge. Externally there is an enclosed good sized rear garden and driveway parking to the front for 2 vehicles. Offered on an unfurnished basis and available late September.

### 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

£1,275 PCM





## GROUND FLOOR

### ENTRANCE PORCH

Door leading into:

### KITCHEN/DINER

Fitted with a range of high gloss units with wooden worktop over, stainless steel sink unit with mixer tap. Integrated oven and hob with extractor over, dishwasher and washing machine and freestanding fridge freezer. Window overlooking side aspect, doors leading out onto the garden and door leading to entrance porch. Understairs cupboard providing extra storage.

### LOUNGE

With window overlooking front aspect and French doors leading out to the garden.

## FIRST FLOOR

### LANDING

With doors leading to adjoining rooms.

### BEDROOM 1

With window overlooking front aspect and storage cupboard.

### BEDROOM 2

With window overlooking front aspect and storage cupboard.

### BEDROOM 3

Window overlooking the rear aspect.

### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and obscure double glazed window to rear aspect.

## OUTSIDE

Externally there is a good sized enclosed garden to the rear and driveway parking to the front.

## VIEWINGS

Strictly by appointment with the Agents.

## LETTING AGENTS NOTES

Holding Deposit - £294.00

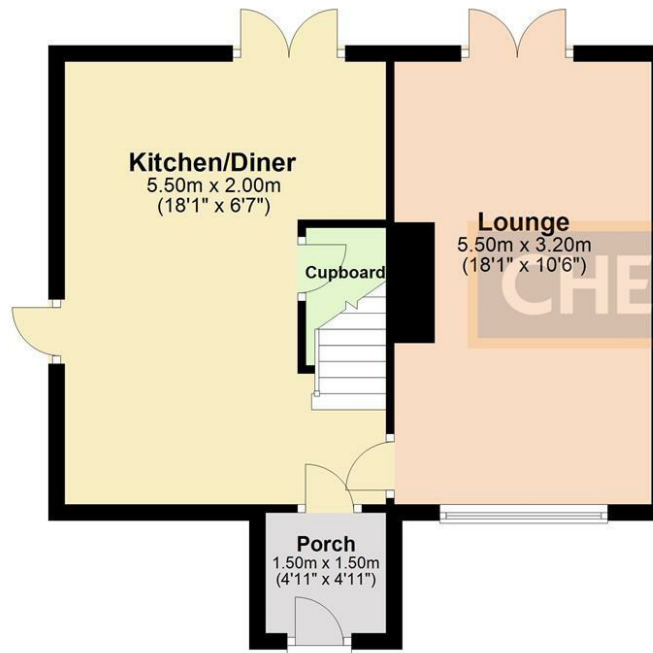
For more information on this property please refer to the Material Information brochure on our Website.



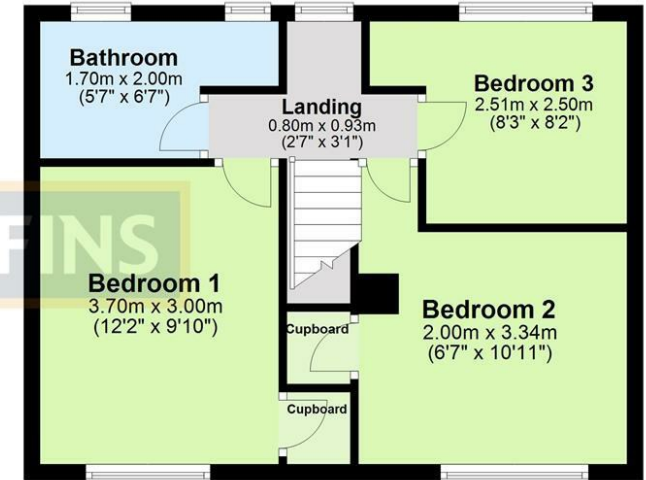
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,275 PCM  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire

**Ground Floor**  
 Approx. 42.5 sq. metres (457.8 sq. feet)



**First Floor**  
 Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 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.