



Joiners Road, Cambridge, CB21 4NP

CHEFFINS

Joiners Road

Linton, Cambridge,
CB21 4NP

* Pet Friendly* A charming semi detached three bedroom, three storey home boasting spacious open plan living area and separate contemporary fitted kitchen with separate utility. Offered unfurnished with driveway parking and good sized enclosed garden to rear. Available Early-May. EPC D & Council Tax Band C.

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).

3 1 1

£1,500 PCM





GROUND FLOOR

HALLWAY

With doors leading to adjoining rooms and stairs rising to the first floor.

LOUNGE/DINER

A bright and open room with wood flooring, windows to front aspect, doors leading onto the garden as well as fireplace with wood burning stove.

KITCHEN

Fitted with base and eye level units with wood block work surface, oven with hob and extractor over, integrated fridge and stainless steel sink unit,

UTILITY/WC

Fitted with a low level WC, sink unit, integrated freezer and space and plumbing for washing machine.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms and stairs rising to second floor.

BEDROOM 2

A large double bedroom with window to front aspect.

BEDROOM 3/OFFICE

Nice sized double bedroom or home office with window to rear aspect.

BATHROOM

A contemporary three piece suite boasting panelled bath with shower over, low level WC and pedestal wash hand basin.

SECOND FLOOR

BEDROOM 1

The spacious master bedroom is positioned on the top floor with windows to rear aspect and velux, creating a light and tranquil space.

OUTSIDE

To the front of the property there is a small lawned garden area with pathway to the entrance door and driveway providing parking for two cars. There is a good sized rear garden which is mainly laid to lawn with patio area.

VIEWINGS

By appointment through the Agent.

LETTING AGENTS NOTES

Holding Deposit - £346

Deposit - £1730

EPC - D

Council Tax - C

Square Footage - 1038

Property Type - Semi detached house

Property Construction - Brick with tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas boiler with radiators

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

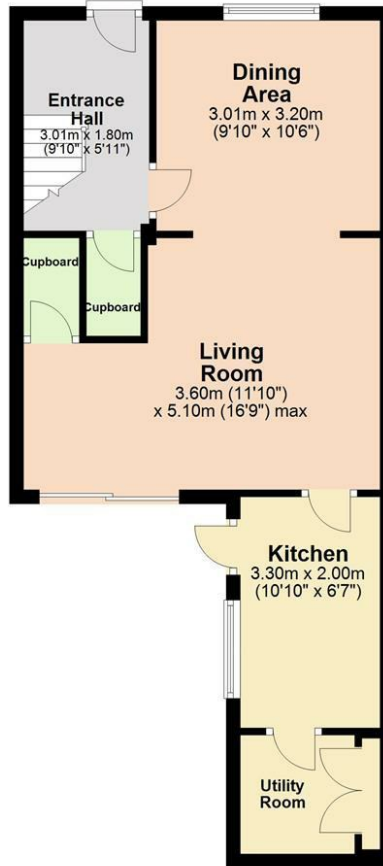
Mobile Signal/Coverage - Good



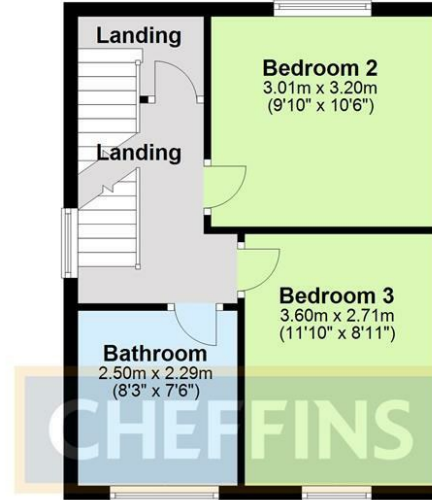
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,500 PCM
 Council Tax Band - C
 Local Authority - South Cambs District

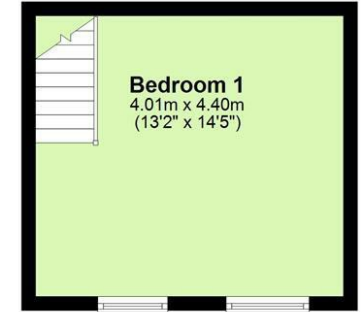
Ground Floor
 Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor
 Approx. 34.2 sq. metres (368.2 sq. feet)



Second Floor
 Approx. 17.7 sq. metres (190.1 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 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.