



Joiners Court, Cambridge, CB21 4LZ

**CHEFFINS**

## Joiners Court

Linton, Cambridge,  
CB21 4LZ

- Minimum of a 6 month tenancy
- Detached bungalow
- Open plan kitchen/diner
- Two reception rooms
- Three bedrooms
- Driveway and garage
- Available early December
- EPC rating: E
- Council tax band: E

A large detached bungalow offering versatile accommodation throughout with spacious kitchen/breakfast room, off street parking and detached garage in this desirable village.

3 2 2

**£1,600 PCM**





## 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).

## ENTRANCE HALL

Entrance door, triple glazed windows to the rear aspect, built-in storage cupboard and doors to adjoining rooms.

## KITCHEN/DINER

Triple glazed windows to the front aspect. The kitchen is fitted with a range of base and eye level units, stainless steel sink, integrated dishwasher, four ring electric hob with extractor hood over, electric oven and space for fridge freezer. Door to:

## UTILITY ROOM

Triple glazed window to the front aspect and double glazed door opening to the garden. Fitted with base units, stainless steel sink and space and plumbing for washing machine and tumble dryer.

## SITTING ROOM

Electric fireplace, triple glazed windows to the front and rear aspects and double glazed French doors opening to:

## GARDEN ROOM

Double glazed windows to the rear and side aspects and double glazed French doors opening to the garden.

## BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment and heated towel rail.

## BEDROOM 3

Triple glazed window to the rear aspect.

## BEDROOM 2

Triple glazed window to the rear aspect.

## BEDROOM 1

Triple glazed window to the rear aspect and door to:

## EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and heated towel rail.

## OUTSIDE

To the front of the property is a block paved driveway providing off-street parking, with an addition block paved driveway to the side providing access to the garage. There is gated access to the low maintenance rear garden which is predominantly block paved with a number of mature beds bordering. To the side is a storage

area and further gated access leading to the front of the property.

## VIEWINGS

By appointment through the Agent's.

## LETTING AGENTS NOTES

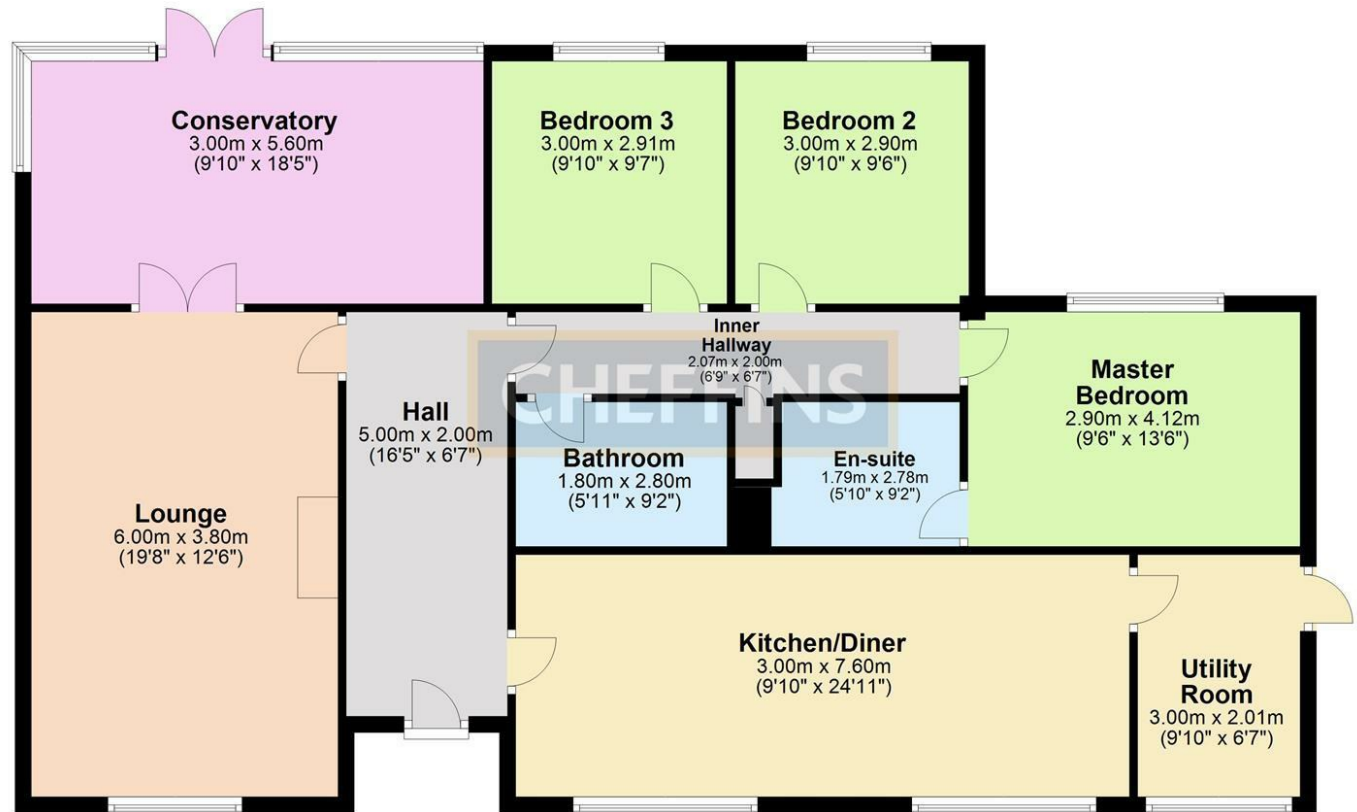
Holding deposit : £369.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.





**Ground Floor**  
Approx. 128.5 sq. metres (1383.4 sq. feet)



Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,600 PCM

Council Tax Band - E

Local Authority - South Cambridgeshire

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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.