



Coopers Court, Linton, Cambridge, CB21 4HG

CHEFFINS

Coopers Court

Linton, Cambridge,
CB21 4HG

- Minimum 6 Month Tenancy
- Available Now
- Furnished or Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Allocated Parking
- Garden

A well presented 2 bedroom end terrace house forming part of a small and select gated development located in the heart of this popular village. The accommodation comprises open plan living room, kitchen, cloakroom, 2 bedrooms and bathroom. Rear garden and 2 allocated parking spaces. Furnished or unfurnished. Available from 03/11/2025. EPC: C and Council Tax Band: C.



£1,300 PCM





LOCATION



The property is located off the High Street and in the heart of this well regarded village. Linton is very well served with an excellent range of independent shops, cafés, a bakery, a Co-op, pharmacy and public houses. 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 DOOR

to:

KITCHEN

base and wall units, work top, 1.5 bowl sink, integrated appliances including oven, electric hob with extractor hood above, microwave and fridge freezer, freestanding appliances including washer dryer and slimline dishwasher. The kitchen is open to:

LIVING ROOM

stairs rising to first floor, window to front aspect, patio doors to rear aspect and door to:

WC

wc, hand wash basin and window to rear aspect.

STAIRS/LANDING

window to rear aspect, built in cupboard housing gas central heating boiler and doors to the bedrooms and bathroom.

BEDROOM 1

built in double wardrobe and window to front aspect.

BEDROOM 2

window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, hand wash basin and window to rear aspect.

OUTSIDE

rear garden principally gravelled with patio and side passage. The property comes with 2 allocated parking spaces within a communal car park located at the front of the development accessed through a set of electronic gates.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £300

Deposit - £1500

NOTE: The property is available furnished (as seen) or unfurnished.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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		

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.

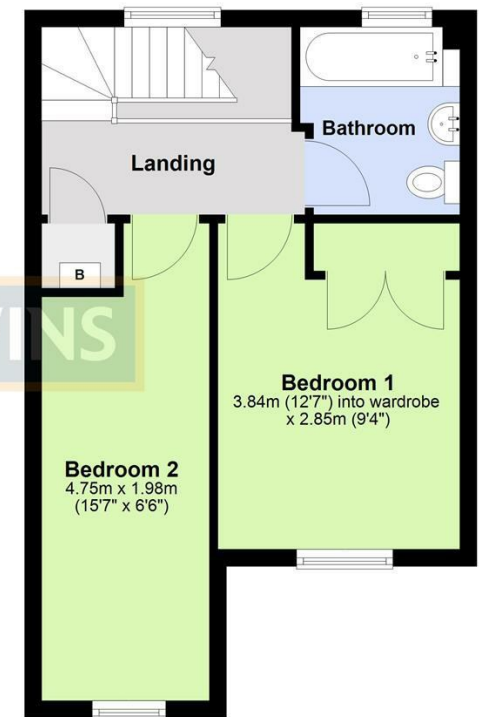
Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 sq. feet)

