



Granta Leys, Cambridge, CB21 4YT

CHEFFINS

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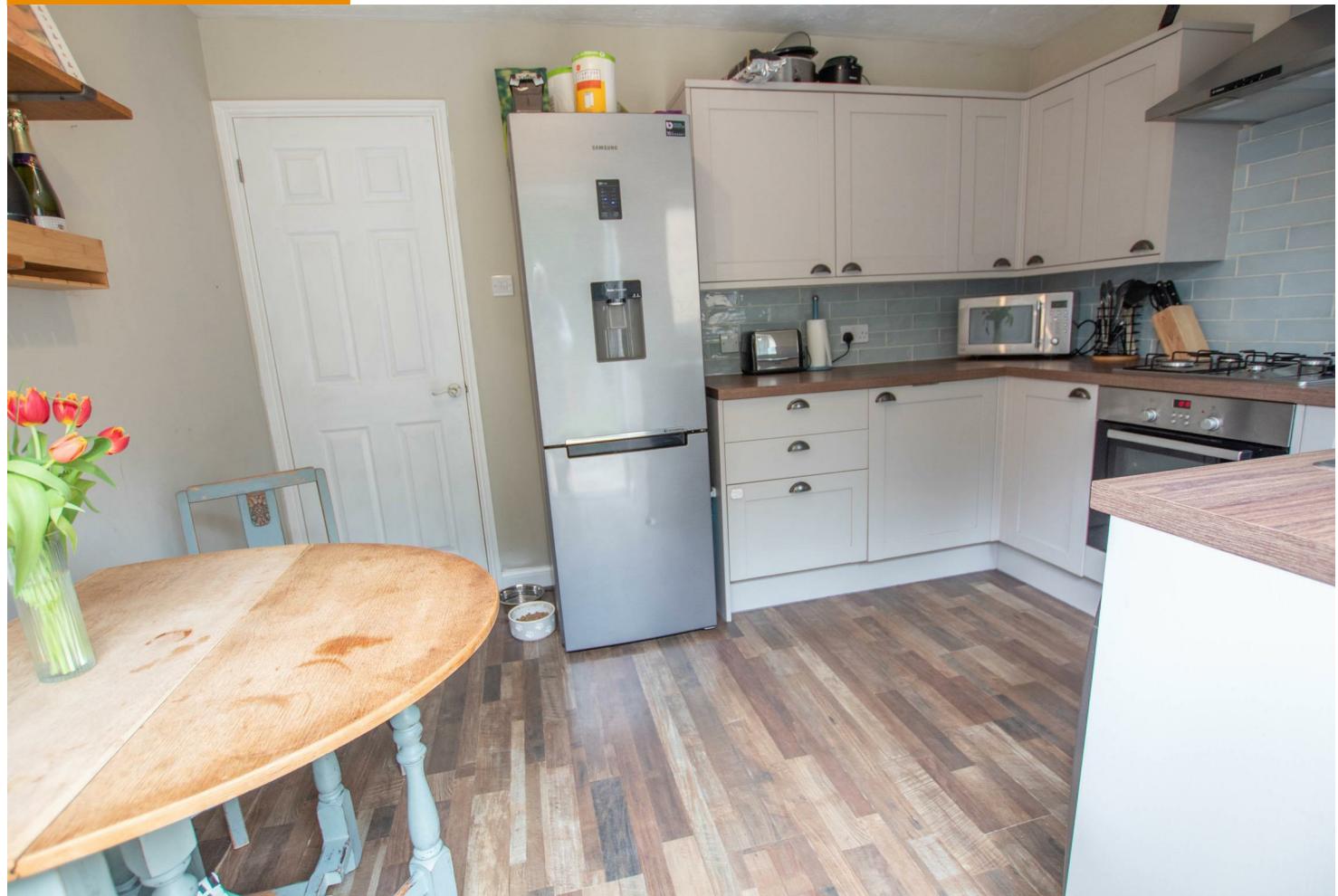
Linton, Cambridge,
CB21 4YT

- Two Double Bedrooms
- Allocated Parking
- Re Fitted Kitchen & Bathroom
- Backing Onto Greensward
- NO ONWARD CHAIN
- Gas Central Heating
- Attractive Village Location

A well presented mid terrace residence occupying an outstanding location within a highly regarded residential cul-de-sac situated towards the edge of this much sought after and thriving South Cambridgeshire village with an extensive range of local amenities.

2 1 1

Guide Price £295,000





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

Front door, with door leading to:

SITTING ROOM 15'6 x 11'9 (4.72m x 3.59m)

with window to the front aspect, stairs to first floor, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM 11'9 x 9'0 (3.59m x 2.75m)

with window and door to the rear aspect, further window to rear and fitted with a range of base level and wall mounted storage cupboards, inset stainless steel one and a half sink unit with mixer tap and drainer, 4 ring gas hob with extractor hood over and oven below, space for washing machine and fridge, wall mounted gas fired central heating boiler, tiled splash backs and radiator.

FIRST FLOOR**LANDING**

with access to loft space

MASTER BEDROOM 11'9 x 9'0 (3.59m x 2.75m)

with window to the rear aspect and radiator.

BEDROOM TWO 11'9 x 7'1 (3.59m x 2.15m)

with window to the front aspect and radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath with wall mounted shower, vanity wash hand basin and low level w.c., fully tiled walls, airing cupboard housing hot water cylinder and extractor.

REAR GARDEN

Private and enclosed rear garden backing onto greensward with gated access which is predominately laid to lawn with a Indian sandstone paved patio area. Enclosed by timber fencing.

FRONT: Allocated parking for up to two cars.

AGENTS NOTES - For more information on this property, please refer to the Material Information

brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

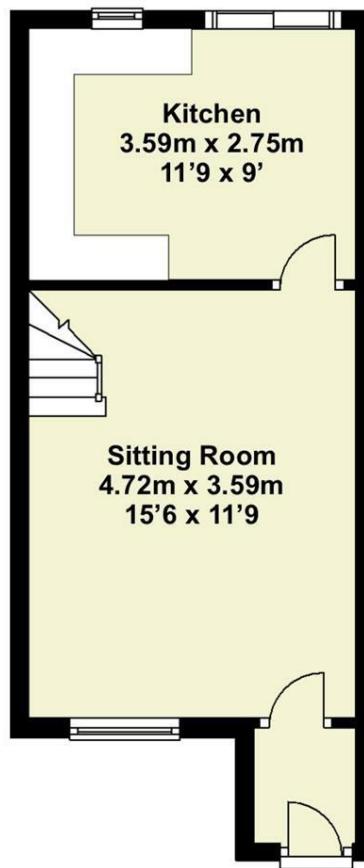
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		74	
(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		

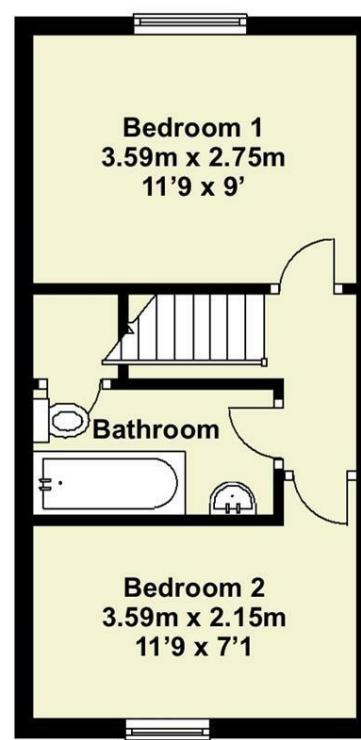
Guide Price £295,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambs

First Floor



Approx. gross internal floor area 56 sqm (600 sqft)



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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.



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