



Balsham Road, Linton, CB21 4LD

CHEFFINS

Balsham Road

Linton,
CB21 4LD

A spacious three bedroom home which sits within a 0.12 of an acre plot. The property offers bright and well proportioned accommodation, together with ample off street parking and a garden with a large patio and summer house.

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

Guide Price £350,000





GROUND FLOOR

ENTRANCE HALL

Entrance door and obscure glazed window to the side aspect, stairs rising to the first floor and doors to adjoining rooms.

BATHROOM

Comprising pedestal wash basin, low level WC, panel bath with overhead shower and obscure glazed window to the side aspect.

LIVING/DINING ROOM

Glazed window to the front and rear aspects, feature fireplace, understairs cupboard and opening into:-

KITCHEN

Fitted with a range of base and eye level units and worktop over, stainless steel sink, electric oven with four ring hob with overhead extractor, space for fridge and space and plumbing for a washing machine, windows to the side aspect and a partially obscure glazed door leading directly into the garden.

FIRST FLOOR

LANDING

Window to the side aspect, loft access and doors to adjoining rooms.

BEDROOM 1

Glazed window to the front aspect, fitted wardrobe.

BEDROOM 2

Glazed window to the rear aspect and fitted wardrobe.

BEDROOM 3

Glazed window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway which provides off-street parking for several vehicles, gated side access to the rear garden which has a spacious block paved patio area, perfect for al fresco entertaining with the remainder of the garden being predominately laid to lawn with a detached summer house/studio with windows to the front, rear and side aspects with the addition of glazed French doors, power and lighting connected.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		71	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	35	35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

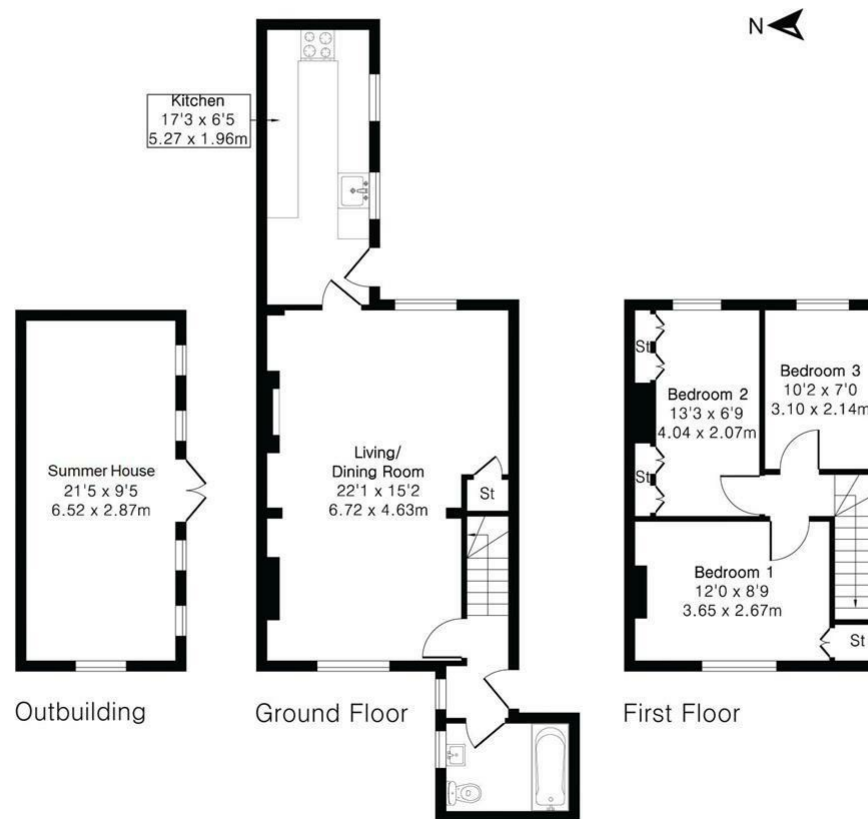
Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 842 sq ft - 78 sq m
(Excluding Outbuilding)**

Ground Floor Area 507 sq ft - 47 sq m

First Floor Area 335 sq ft - 31 sq m

Outbuilding Area 201 sq ft - 19 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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