



Chalklands, Linton, CB21 4JH

CHEFFINS

Chalklands

Linton,
CB21 4JH

- Three bedrooms
- Kitchen/diner
- Driveway parking
- Enclosed garden
- Offered with no onward chain
- Well-served village location

A delightful three bedroom home located in a popular South-Cambridgeshire village. The property boasts a large kitchen/diner with separate lounge, a good sized enclosed rear garden and driveway parking for 2 vehicles.



Guide Price £345,000





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).

GROUND FLOOR

ENTRANCE PORCH

Door leading into:

KITCHEN/DINER

Fitted with a range of high gloss units with wooden worktop over, stainless steel sink unit with mixer tap. Integrated oven and hob with extractor over, dishwasher and washing machine and freestanding fridge freezer. Window overlooking side aspect, doors leading out onto the garden and door leading to entrance porch. Understairs cupboard providing extra storage.

LOUNGE

With window overlooking front aspect and French doors leading out to the garden.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms.

BEDROOM 1

With window overlooking front aspect and storage cupboard.

BEDROOM 2

With window overlooking front aspect and storage cupboard.

BEDROOM 3

Window overlooking the rear aspect.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and obscure double glazed window to rear aspect.

OUTSIDE

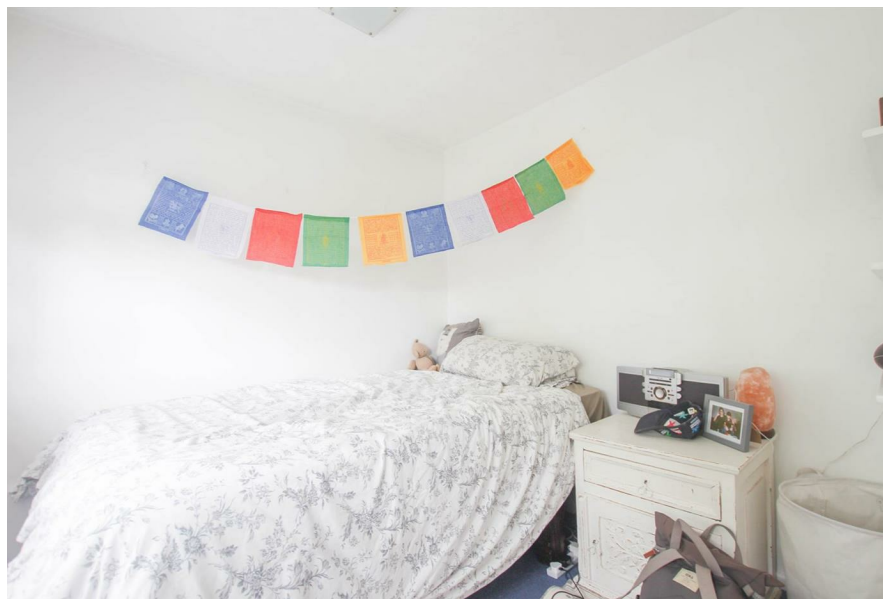
Externally there is a good sized enclosed garden to the rear and driveway parking to the front.

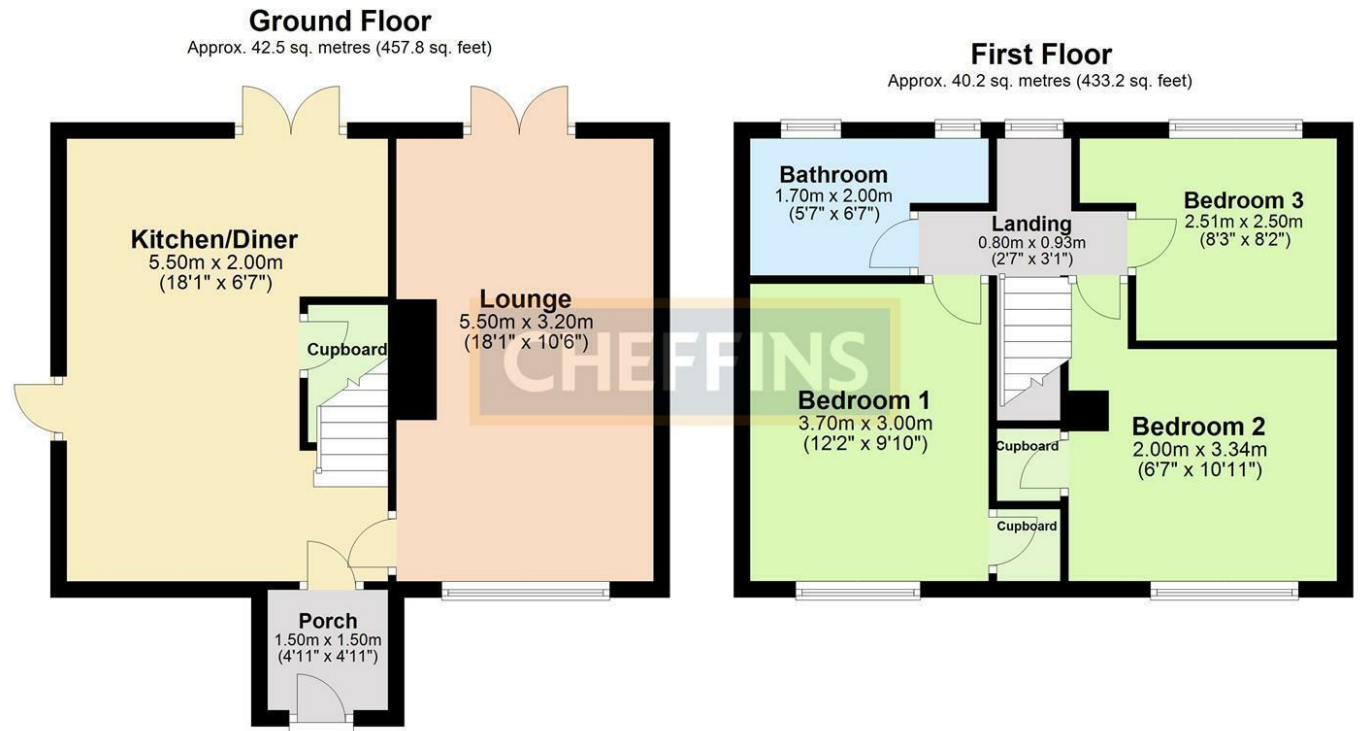
AGENT'S NOTE

The images displayed were taken in May 2024, prior to the current tenancy.

VIEWINGS

Strictly by appointment with the Agents.





Total area: approx. 82.8 sq. metres (891.0 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		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
<div> <div></div> <div>75</div> </div> <div> <div></div> <div>59</div> </div>		
England & Wales <small>EU Directive 2002/91/EC</small>		

Guide Price £345,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

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.

