



Kinsey Place, Linton, CB21 4AH

CHEFFINS

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Linton,
CB21 4AH

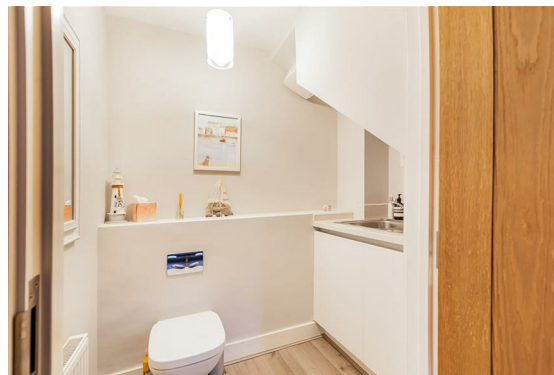
- Three bedrooms
- Open plan kitchen/diner
- En-suite to principle bedroom
- Contemporary accommodation
- Three storeys
- Central village location

A stylish and contemporary three bedroom townhouse set in a private courtyard development. The property comprises of accommodation over three floors and enjoys beautifully appointed space throughout. Together with landscaped rear garden and allocated parking spaces, the property is ideally situated within the village.

3 2 1

Guide Price £450,000





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 HALL

Entrance door with inset glass panel, stairs rising to the first floor.

WC/UTILITY ROOM

Comprising stainless steel wash basin, low level WC and integrated washing machine.

KITCHEN/LIVING/DINING ROOM

Open plan space with double glazed window to the front aspect together with double glazed window and double glazed patio doors to the rear aspect overlooking the garden. Fitted with a range of base and eye level units with quartz worktop over, stainless steel sink with mixer tap, five ring gas hob with extractor above, integrated oven and microwave above, integrated appliances of dishwasher and fridge freezer.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BATHROOM

Comprising ceramic wash basin, low

level wall hung WC, panel bath with shower above, fully tiled walls, heated towel rail and obscure double glazed window to the rear aspect.

BEDROOM 1

Double glazed window to the front aspect, integrated wardrobes, airing cupboard. Door to:-

SHOWER ROOM

Comprising ceramic wash basin, low level WC, walk-in shower enclosure with shower above and fully tiled walls, heated towel rail and obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect.

SECOND FLOOR

LANDING

Double glazed skylight to the front aspect.

BEDROOM 3

Double glazed window to the front aspect.

OUTSIDE

The property features a front garden

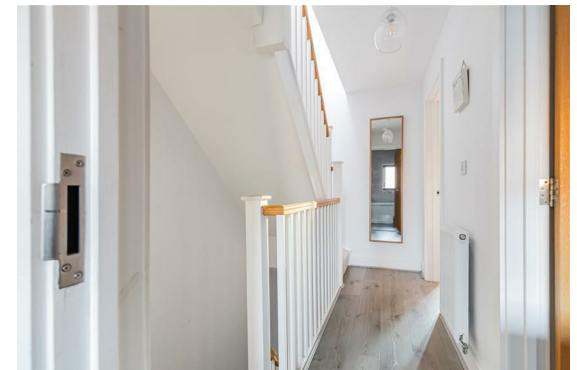
with shrubs and flowers, plus two allocated parking spaces, one being under a shared car port. The landscaped rear garden includes a patio, lawn, raised sleeper beds, mature trees, and gated access to the rear along with a timber shed.

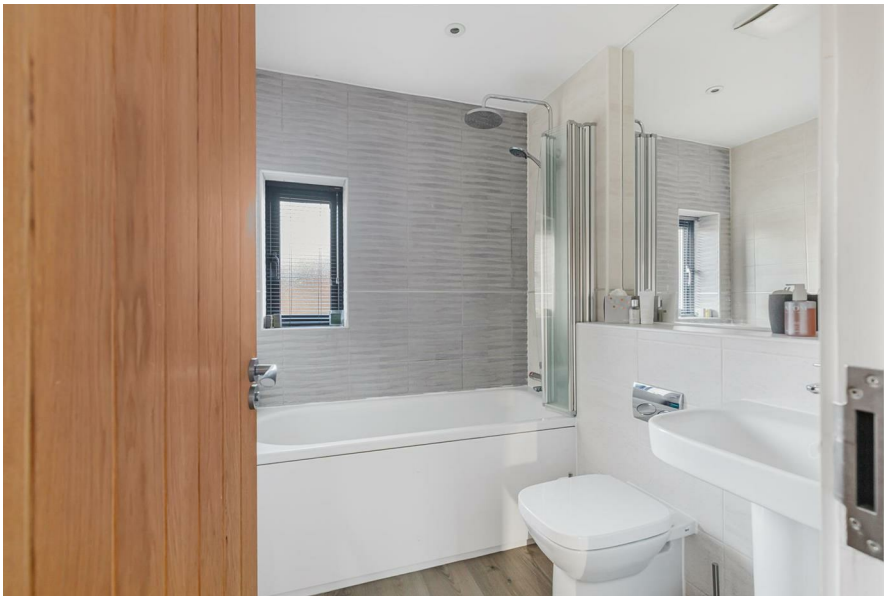
AGENT'S NOTE

There is an estate management charge of £375.76 p.a.

VIEWINGS

By appointment through the Agents.





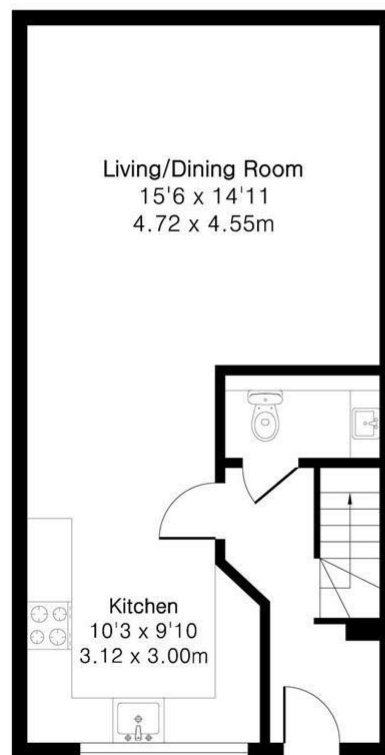


Approximate Gross Internal Area 1109 sq ft - 103 sq m

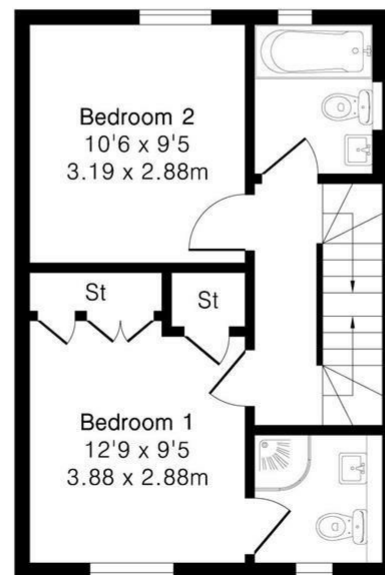
Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 366 sq ft – 34 sq m

Second Floor Area 255 sq ft – 24 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	84
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure – Freehold

Council Tax Band – D

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.