



Back Road, Linton, CB21 4LG

CHEFFINS

Back Road

Linton,
CB21 4LG

- Well-proportioned accommodation
- Open sitting/dining room
- A wealth of period charm
- Two bedrooms
- Mature rear garden
- No upward chain

A charming two bedroom cottage situated within close proximity to the village amenities. The property offers bright and well-proportioned accommodation, together with a mature rear garden and a home office/studio.

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Guide Price £315,000





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 DOOR

Opening to:

SITTING ROOM

Double glazed sash window to the front aspect, feature open fireplace and opening to:

DINING ROOM

Staircase rising to the first floor with understair storage cupboard, sash window to the rear aspect and door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, Bosch electric hob with extractor hood over, electric double oven and space for slimline dishwasher, washing machine and free standing fridge. Windows to the rear and side aspects and door opening to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to the loft space.

BEDROOM 1

Double glazed sash window to the front aspect.

BEDROOM 2

Sash window to the rear aspect, fitted wardrobe, built-in airing cupboard and door to:

BATHROOM

Comprising ceramic wash basin, low level WC, fitted vanity units and panelled bath with shower over. Obscure glazed window to the side aspect.

OUTSIDE

The rear garden is predominantly laid to lawn with a paved terrace for al fresco entertaining and a central pathway with mature flower and shrub beds to either side. To the rear of the garden there is a detached home office/studio. The property has right of access through the neighbouring property's garden via a side gate.

HOME OFFICE/STUDIO

An attractive, timber-clad building with anthracite windows and glazed door. Power and lighting connected.

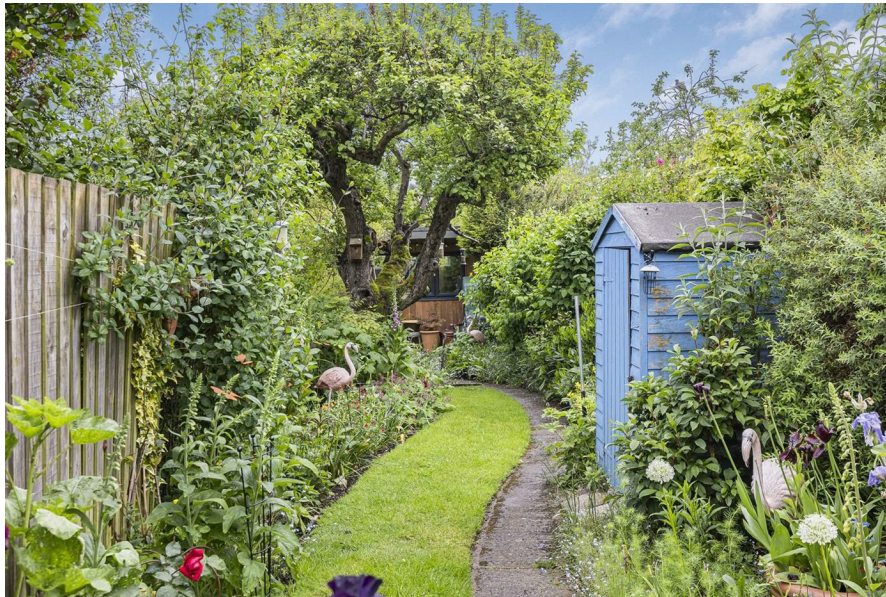
AGENT'S NOTES

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.





Approximate Gross Internal Area 713 sq ft – 67 sq m

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 297 sq ft – 28 sq m

Outbuilding Area 75 sq ft – 7 sq m

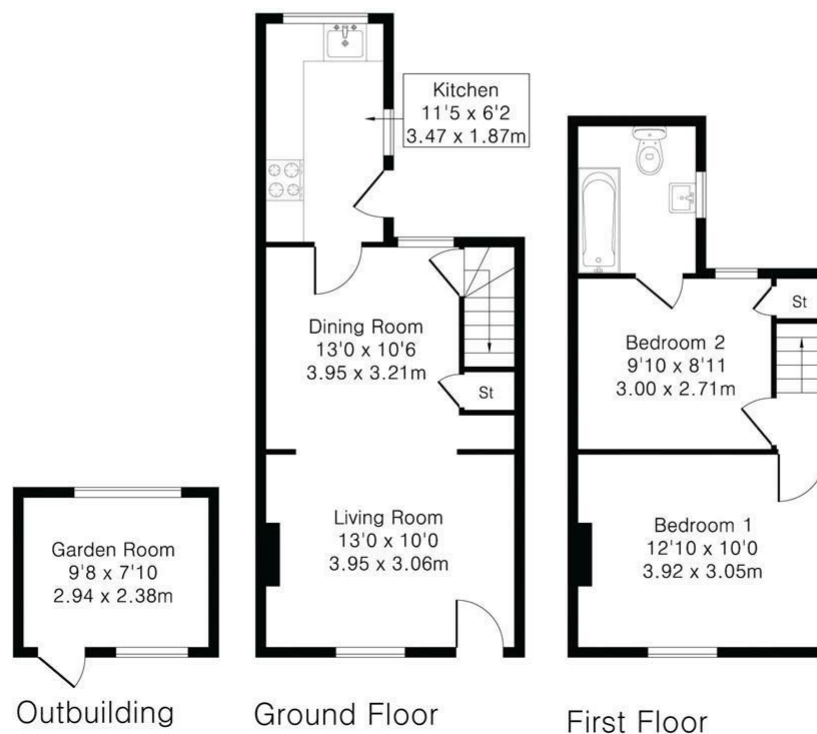
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £315,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



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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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