



Dovehouse Close, Linton, CB21 4LR

CHEFFINS

Dovehouse Close

Linton,
CB21 4LR

A two bedroom bungalow for the over 55s, set in a well-kept and sought-after retirement complex with communal gardens. No upward chain.

LOCATION

The highly sought-after village of Linton has a pleasing blend of period and modern properties, as well as an excellent range of local amenities, including shops, inns, doctors, dentists, vets and social clubs. Addenbrooke's and Nuffield hospitals are within easy reach via public transport. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 11 miles distant. Audley End and Whittlesford mainline stations provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stump Cross (Junction 9) and Duxford (Junction 10).



Guide Price £240,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, built-in storage cupboard with shelving, doors to adjoining rooms.

BEDROOM 1

Double glazed window with the added benefit of built-in shutters to the side aspect, built-in wardrobe.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden, built-in wardrobes with sliding doors.

BATHROOM

Comprising walk-in shower enclosure with tiled walls and electric shower, ceramic wash basin with vanity cupboard space above and beneath, low level WC, panel bath with shower attachment above, tiled walls and heated towel rail.

KITCHEN

Recently refitted with a range of base and eye level units, ceramic wash sink, slimline dishwasher, integrated washing machine, four ring induction hob with Bosch conventional oven

with microwave above, splashback tiles and part-tiled wall, space for free-standing fridge freezer, tiled floor, double glazed window to the front aspect with built in shutters.

SITTING ROOM

A dual aspect room with double glazed windows to the side and rear aspects, double glazed door directly into the south-easterly facing communal gardens, electric fireplace.

OUTSIDE

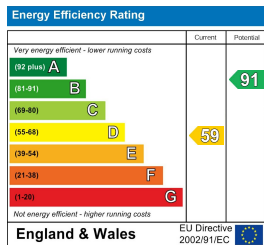
To the front of the property is a paved patio walkway directly to the front door along with a storage cupboard to the side and a small garden which is predominantly laid to lawn. There is a communal car park for residents.

AGENT'S NOTE

- Managed by First Port Sheltered Housing
- There is an annual service charge of £2,735.83 for communal maintenance, insurance and a warden service
- Residents must be over the age of 55

VIEWINGS

By appointment through the Agents.



Total floor area 61.3 sq.m. (660 sq.ft.) approx

Guide Price £240,000

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.



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