



Coopers Court, Linton, CB21 4HG

CHEFFINS

Coopers Court

Linton,
CB21 4HG

A modern mid-terraced property boasting open-plan as well as well-proportioned accommodation positioned in this quiet and select, gated development in the thriving village of Linton with a wealth of local amenities.

LOCATION

The highly sought-after South-Cambridge village of Linton with its pleasing blend of period and modern properties, as well as an excellent range of local amenities, including shops, inns, doctors, dentists, vets and schools. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 11 miles distant. For the commuter, 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)

2 2 1

Guide Price £315,000





COVERED ENTRANCE PORCH

with timber door providing access to store room housing utility meters, panelled glazed entrance door leading through into:

KITCHEN

comprising a wealth of wall and base mounted storage cupboards and drawers with a wood effect rolltop working surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, tiled splashback, integrated 4 ring Neff electric hob with extractor hood above and integrated oven below, tiled splashback, integrated and concealed fridge/freezer, integrated microwave, integrated and concealed dishwasher, and space and plumbing for washer/dryer, inset LED downlighters, tiled flooring and opening through into:

LIVING/DINING ROOM

which enjoys dual aspect to both front and rear, stairs rising to first floor accommodation with understairs storage cupboard housing wall mounted gas fired Vaillant Combi boiler providing hot water and heating for the property, underfloor heating controls, wall mounted uplighters, inset LED downlighters, wood effect flooring, double glazed windows to front aspect and set of double glazed French doors leading out onto garden.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, extractor fan, lighting, double glazed window fitted with privacy glass out onto rear aspect.

ON THE FIRST FLOOR

LANDING

with loft hatch, radiator, double glazed window to rear aspect.

BEDROOM 1

A lengthy room which enjoys built-in wardrobes with fitted railings and shelving, radiator, wood effect flooring, double glazed window to front aspect, door leading through to:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, tiled surround and upstand,

accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled splashback, heated towel rail, extractor fan, shaver point, inset LED downlighters, double glazed window to rear aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, wood effect flooring, double glazed window to front aspect.

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and panelled bath with hot and cold mixer tap, wall mounted shower head attachment, decorative tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, tiled upstand for storage, shaver point, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass to rear aspect.

OUTSIDE

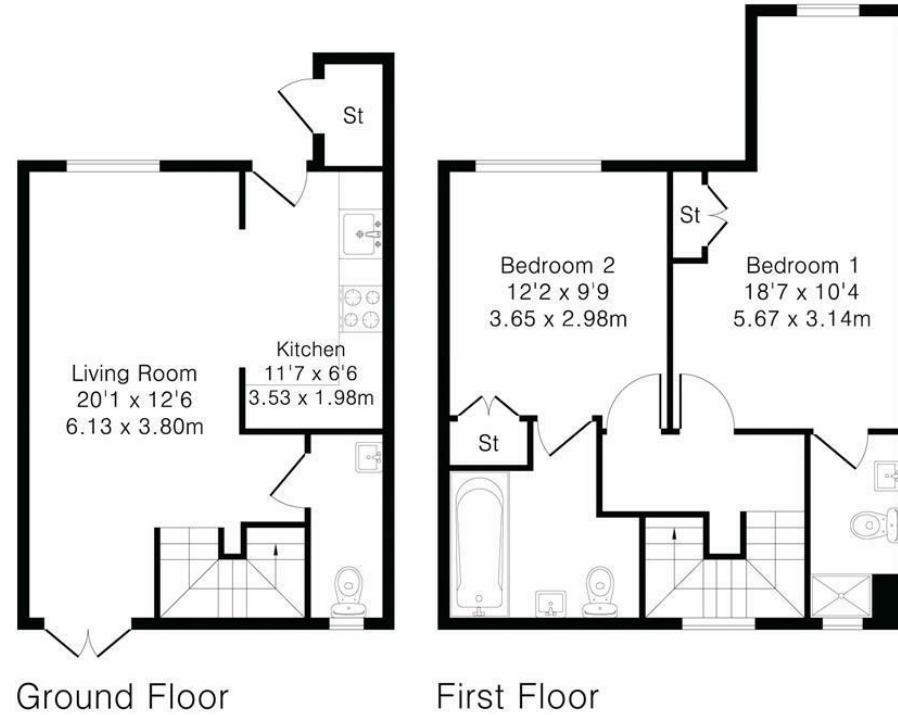
Garden is principally laid to gravel with a paved patio area led directly off the double doors of the dining room and provides a low maintenance place to both relax and entertain. To the rear of the garden is a charming flint wall and adjacent to the patio area is a timber gate providing pedestrian access back round to the front of the property as well as access to the communal areas of the development.

AGENTS NOTE

The annual charge for the last year was £924.75. This is to cover maintenance of communal use areas.



Approximate Gross Internal Area 788 sq ft – 73 sq m
 Ground Floor Area 333 sq ft – 31 sq m
 First Floor Area 455 sq ft – 42 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		84	86
(11-11) B			
(10-9) C			
(8-6) D			
(5-4) E			
(2-3) F			
(1-2) 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 District

Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.