



Green Hill Mews, Cambridge, CB21 4JN

CHEFFINS

Green Hill Mews

Linton, Cambridge,
CB21 4JN

A freehold, single storey residence situated in a prominent position within the village. The property offers scope for modernisation, off street parking and a private garden.

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).



Guide Price £140,000





ENTRANCE PORCH

Entrance door, window to the side aspect and door to:

HALLWAY

Doors to adjoining rooms.

RECEPTION ROOM/BEDROOM

Window to the front aspect and built-in storage cupboard. Door to:

KITCHEN

Fitted with base units with worktop space over, stainless steel sink, electric cooker and space for undercounter fridge and space and plumbing for washing machine. Window to the rear aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath and obscure glazed window to the side aspect.

OUTSIDE

The property has a private, block paved garden screened by mature hedges and a gate providing access to the off-street parking area.

EXTENSION POTENTIAL

South Cambridgeshire Council have

previously indicated that a bedroom extension to the rear would be considered.

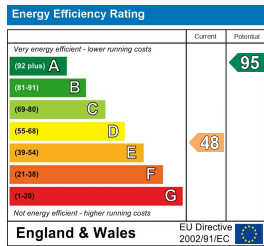
AGENT'S NOTES

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 290 sq ft – 27 sq m

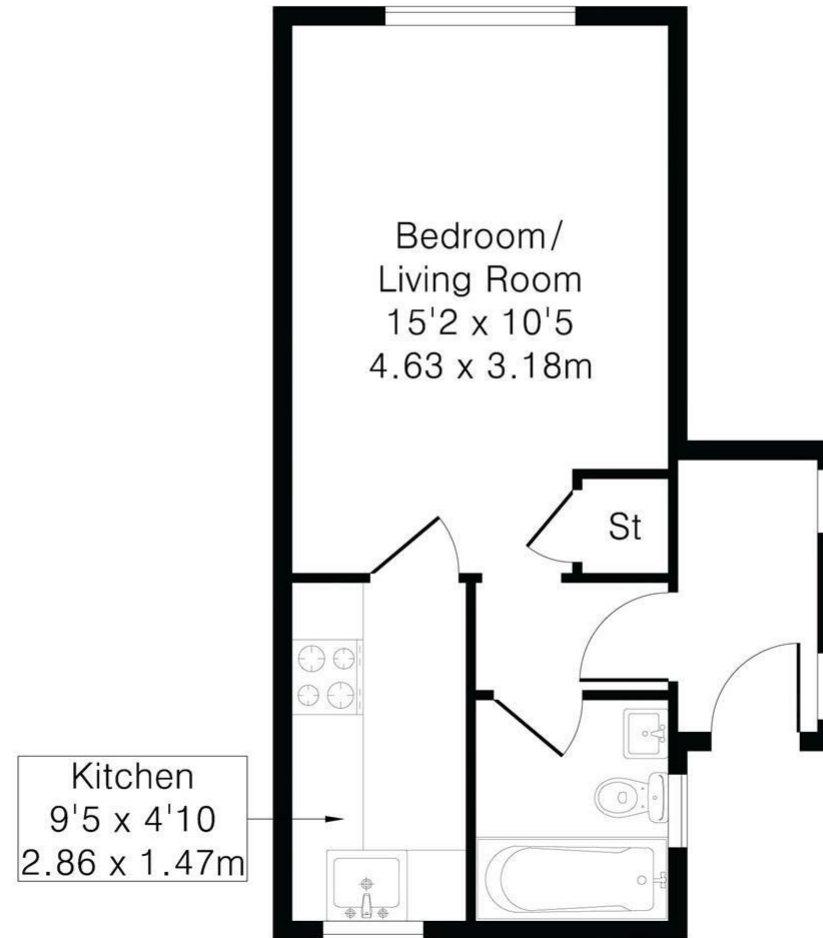


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Tenure - Freehold

Council Tax Band - A

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.