



Brinkman Road, Linton, CB21 4XF

**CHEFFINS**



## Brinkman Road

Linton,  
CB21 4XF

A superbly presented two bedroom detached bungalow positioned in a popular village location. The property benefits from private rear garden together with ample driveway parking and garage. Offered chain free.

### 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 £350,000**





## ENTRANCE HALL

Entrance door and doors to adjoining rooms. Built-in storage cupboards, one with shelving.

## LIVING/DINING ROOM

A dual aspect room with double glazed windows to the side and rear aspects and French doors opening to the garden. Electric fireplace and door to:

## KITCHEN

Fitted with a range of base and eye level units with worktop space over with tiled splashbacks, stainless steel sink unit, four ring induction hob with extractor hood over, integrated conventional oven, fridge freezer, dishwasher and washing machine. Double glazed window to the side aspect.

## BEDROOM 1

Built-in wardrobe and double glazed window to the front aspect.

## BATHROOM

Comprising ceramic wash basin, low level WC, walk-in shower enclosure and heated towel rail. Part tiled walls

and obscure double glazed window to the side aspect.

## BEDROOM 2

Double glazed window to the front aspect.

## OUTSIDE

To the front of the property there is a small garden planted with shrubs and flowers. there is gated access to the rear of the property the garden which is predominantly laid to lawn with a patio and gravelled area and enclosed by timber fencing. To the side of the property there is a driveway providing off-street parking for several cars. In addition, there is a garage with up and over door and power 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £350,000

Tenure – Freehold

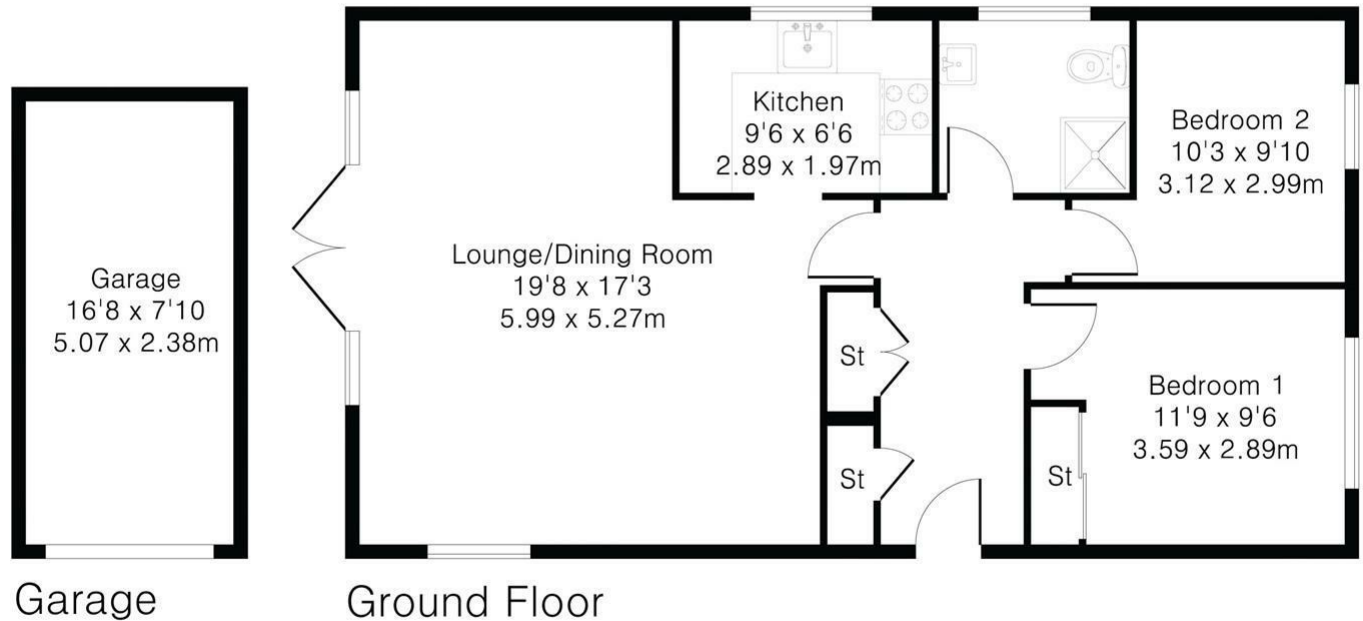
Council Tax Band – D

Local Authority – South Cambridgeshire

## Approximate Gross Internal Area 727 sq ft - 68 sq m

Ground Floor Area 727 sq ft – 68 sq m

Garage Area 130 sq ft – 12 sq m



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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.