



Bartlow Road, Linton, CB21 4LY

**CHEFFINS**



## Bartlow Road

Linton,  
CB21 4LY

- Character cottage
- Refitted kitchen/dining room
- Study
- Two double bedrooms
- Private garden & driveway parking
- Central village position

A charming and beautifully appointed two bedroom cottage positioned in an enviable village location. The property provides a wealth of character features together with open plan living accommodation, off street parking and generous, private rear garden.

2 1 2

**Guide Price £325,000**







## 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 HALL

Accessed via the side door, with built-in storage cupboard, tiled flooring and doors to adjoining rooms.

### KITCHEN/DINING ROOM

Recently refitted with a range of base and eye level units with quartz worktop space over, sink unit, four ring induction hob with extractor hood over and oven beneath, integrated fridge, freezer, dishwasher and washing machine. Tiled flooring, staircase rising to the first floor and double glazed French doors opening to the garden. Open studwork to:

### SITTING ROOM

Exposed timbers and brickwork, fireplace with brick hearth and timber mantle, secondary glazed window to the front aspect and original front door (no longer in use).

### OFFICE/BEDROOM 3

Secondary glazed window to the front aspect and exposed timbers.

### BATHROOM

Recently refitted suite comprising bath with shower over, low level WC, ceramic wash basin with vanity cupboards above and below, heated towel rail, tiled flooring and obscure double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Secondary glazed window to the front aspect, skylight window, fitted wardrobes and exposed timbers.

### BEDROOM 2

Window to the front aspect, built-in storage cupboard and exposed timbers.

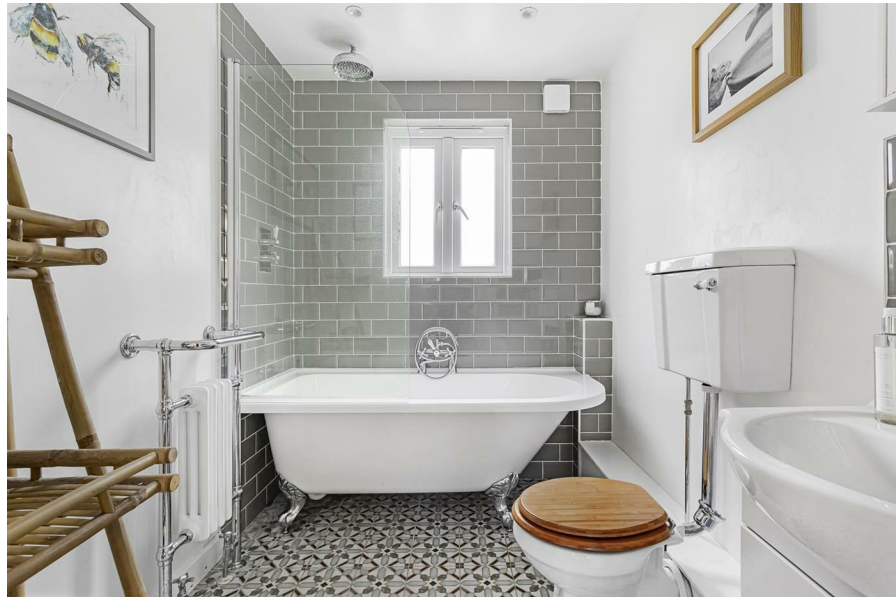
### OUTSIDE

To the front of the property there is on-street parking available. There is gated access to a paved pathway to the side entrance door and to the rear garden which is predominantly laid to lawn with a patio and raised flower beds and mature shrubs and trees bordering. To the rear of the garden there is a timber storage shed and off-street parking.

### VIEWINGS

By appointment through the Agents.







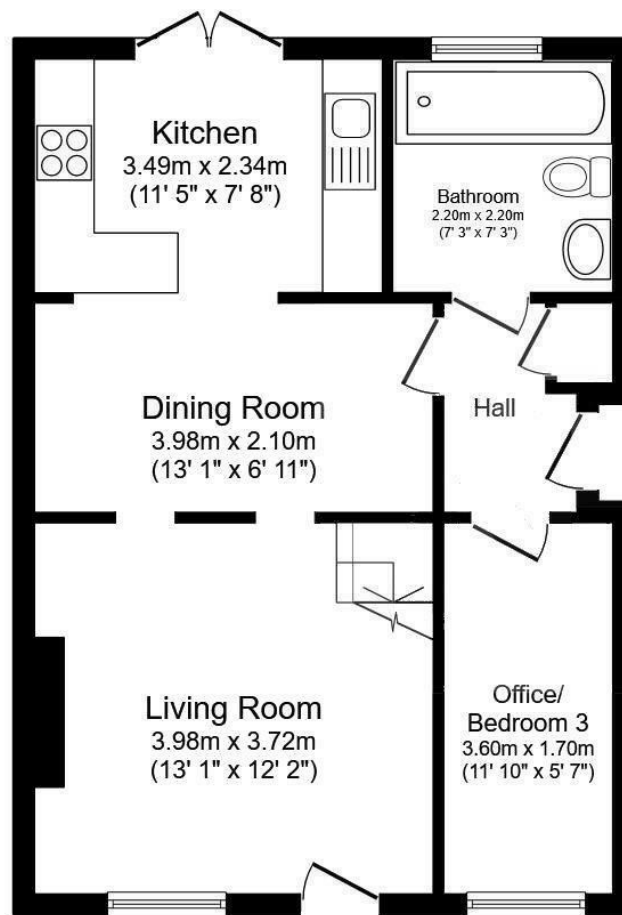
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive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

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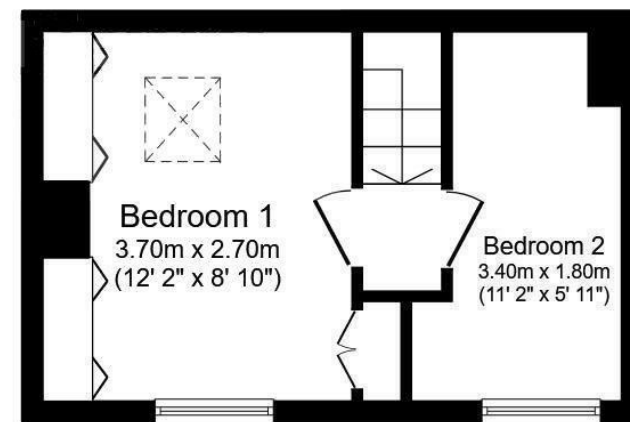
Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire



**Ground Floor**



**First Floor**

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.