



Rivey Way, Linton

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A three-bedroom, semi-detached family home in excellent condition. Situated on a quiet road in the village of Linton, ten miles from Cambridge City and in close proximity to Granta Park and The Babraham Institute.

£1,425 pcm

Rivey Way, Cambridge,
CB21 4LH



This three-bedroom property is well proportioned and has a large rear garden. It has undergone extensive renovations over the last few years and is modern and stylish throughout.

On the ground floor is a pleasant entrance hall with stairs to the first floor. At the end of the hallway is the kitchen, fitted with grey wooden Shaker-style units and a wooden worktop. There is an integrated microwave, induction hob, oven and under-counter fridge included.

The living / dining area is open plan, spanning the depth of the house. This spacious room has a desk built in to one of the alcoves, plus carpet and patio doors at one end opening out to the garden.



Upstairs are three good-size bedrooms; two doubles and a single room. All bedrooms have large windows making the rooms lovely and bright. The family bathroom is modern and almost fully tiled, with a shower over the bath, WC and basin.

To the right of the property is a utility area / storage, this can be accessed via the front of the house for bicycles and goes through to the garden and side of the kitchen. There are three outhouses, one of which is a bicycle store. The second is a utility room with space and plumbing for a washing machine, tumble dryer and freezer. The third outhouse contains a WC.

The rear garden is mostly lawn, with a patio area just behind the house with a pergola. There is a small shed in the garden. One small pet will be considered.





103 sqm / 1110 sqft

3 bed 1 recep 1 bath

Council tax band - C

EPC - C / 73

Gas central heating

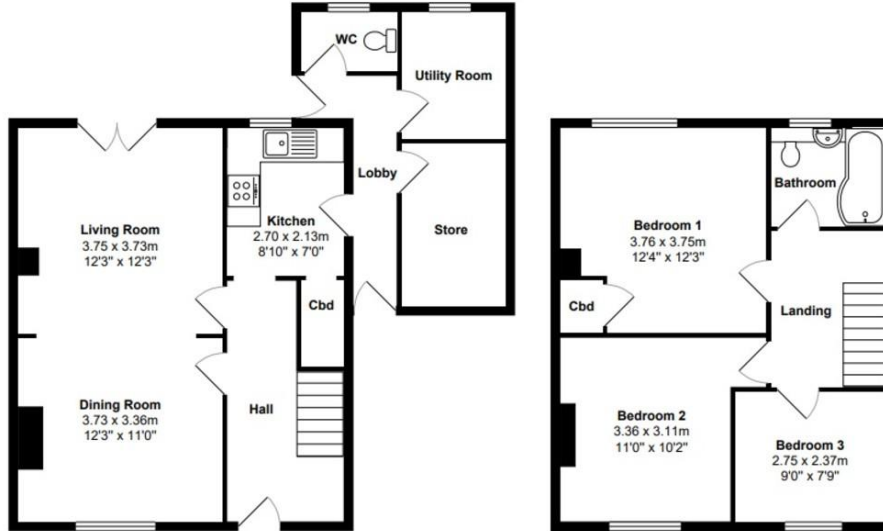
Unfurnished

Enclosed garden

Available September 2024



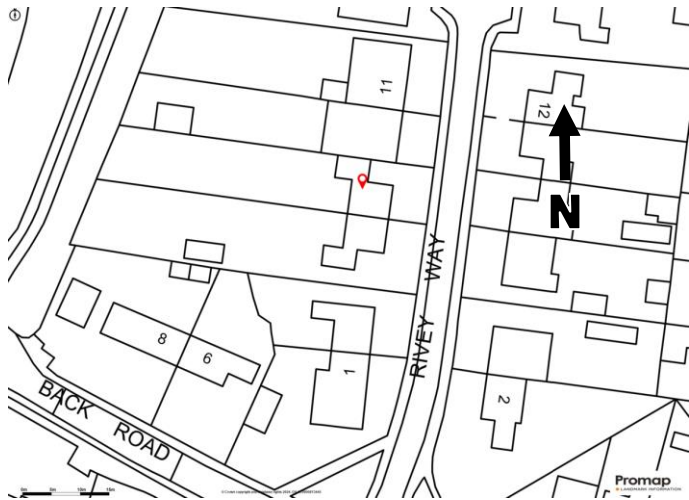
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Total Area: 103.1 m² ... 1110 ft²

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk



Linton is a very popular village around seven miles south east of Cambridge. It has an excellent range of established local facilities and these include a bakery, an organic food shop, dentist, opticians, pharmacy, hairdressers and a gallery. There is also a highly rated Health Centre and the Village College, which offers good sporting facilities to the public outside of school hours. There are three local public houses (two of which provide good food), a very popular coffee shop and the village even features its own zoo. Linton is popular with many due to its fantastic school provision, with a well regarded primary school, which feeds into the high achieving Ofsted 'Outstanding' rated Linton Village College. The village is also well placed for easy access to the Addenbrooke's Hospital site and Cambridge City centre. For the commuter, the A11 provides access to the M11 south and the A14. Saffron Walden is six miles to the south and has mainline railway access via Audley End with fast trains to London Liverpool Street.

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