



## Kingfisher Walk Cambridge, CB21 4UA

**\*\* AVAILABLE FROM MID SEPTEMBER \*\*** This THREE BEDROOM SEMI-DETACHED modern FAMILY HOME is situated in the peaceful village of Linton. Easy commuting to Cambridge, and access to the A11 and M11. Boasting an open-plan kitchen leading to a conservatory, plus a single garage included. Please contact the office to express interest.

- Semi Detached
- Three Bedrooms
- Gas Central Heating
- Long term
- Unfurnished
- Working/Retired
- No Pets
- Available 15/09/2025
- Council Tax Band C
- EPC- C



**£1,495 Per Calendar Month**

Not approved by Landlord

The accommodation comprises of approximate room sizes:

### Entrance Hall

Double glazed entrance door. Staircase leading to first floor. Wood block flooring.

### Lounge

15'09 x 12'06

Open brick fireplace with gas point. Full length picture window overlooking the front garden and fields beyond. Television aerial socket and telephone point. Radiator.

### Dining Room

12 x 10'4

Archway to the kitchen/breakfast room. Radiator. Sliding door to:



### Conservatory/Study

13'06 x 6

Door to outside space. Telephone point.

### Kitchen/Breakfast Room

15'10x 9'2

Stainless steel bowl single drainer sink unit with monobloc mixer tap. Beech effect work surface. Partly tiled. High level and low level cupboards and draw units. Plumbing for dishwasher. Store cupboard under stairs.





### Lobby

Tiled floor. Door to a covered side entrance way.

### Shower Room/Utility

Tiled shower cubicle. Hand basin inset to a vanity unit with cupboards underneath. Low level WC. Part ceramic tiled walls. Plumbing for an automatic washing machine. Tiled floor.



### Upstairs Landing

Access to roof space. Airing cupboard. Radiator.

### Bedroom One

13'4 x 9'3

Views over farmland to the front. Telephone point. Built in cupboard.



### Bedroom Two

9'8 x 7'7

Built in wardrobe/cupboard.



### Bedroom Three

7'5 x 6'5

Built in cupboard. Views over farmland to front.



### Bathroom

Fully tiled. Waist height sink basin. Bath.



Outside Front



Outside Rear



### Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

### DEPOSIT

5 WEEKS RENT

£1609



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## Selling properties... not promises

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