



Wheat Croft, Linton, Cambridge, CB21 4YR

CHEFFINS

Wheat Croft

Linton, Cambridge,
CB21 4YR

A well presented 2 bedroom end terraced house located within this popular and well served village between Cambridge and Saffron Walden. The property has been recently updated to include newly fitted carpets and redecoration throughout. Comprising of entrance hall, kitchen, living room, conservatory, 2 bedrooms and bathroom. Enclosed rear garden and off street parking for 2 cars. Unfurnished. We regret no pets. Available now. EPC: C and Council Tax Band: C.

LOCATION

The well regarded village of Linton has 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).

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£1,295 PCM



**ENTRANCE HALL**

doorway to kitchen and door to living room.

KITCHEN

base and wall units, work surfaces, sink with window above to front aspect, oven, gas hob with extractor above, fridge freezer and washing machine.

LIVING ROOM

stairs rising to first floor and sliding patio doors to:

CONSERVATORY

patio doors to rear garden.

STAIRS/LANDING

built in cupboard and doors to bedrooms and bathroom.

BEDROOM 1

built in double wardrobe and window to rear aspect.

BEDROOM 2

built in wardrobe and window to front aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirrored cabinet above and window to front aspect.

OUTSIDE

open garden to the front principally laid to lawn with shrub borders and 2 parking spaces to the side/rear with side gate to enclosed rear garden principally laid to lawn with patio, shrub borders and shed.

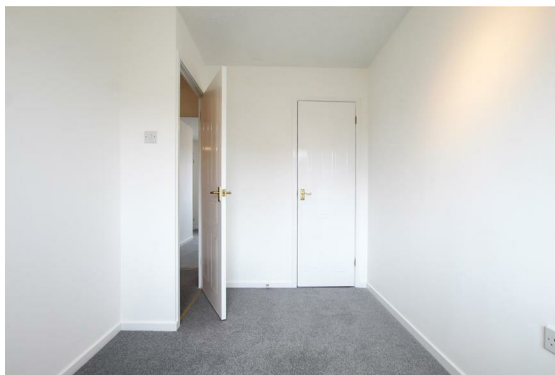
LETTING AGENT NOTES

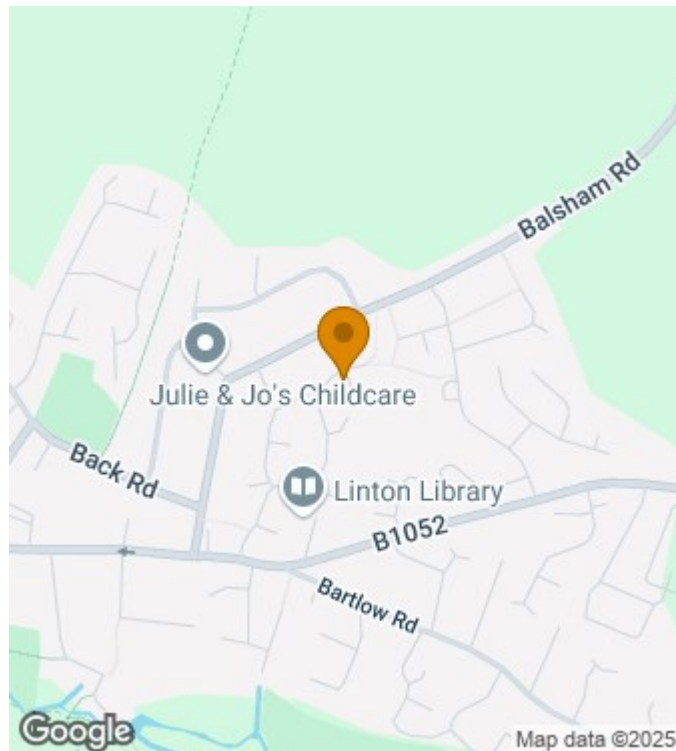
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £298

Deposit - £1494

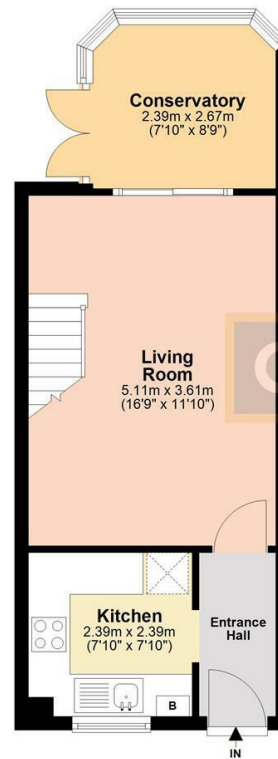




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

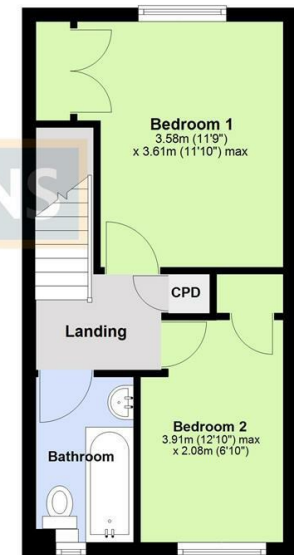
Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.

