



**Barham Hall Cottages, Bartlow Road, Cambridge, CB21 4PN**

**CHEFFINS**



## Bartlow Road

Linton, Cambridge,  
CB21 4PN

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: C
- Oil Fired Central Heating
- Garden
- Off Street Parking

An attractive semi detached flint cottage situated on the edge of this popular and well served south Cambridge village between Cambridge and Saffron Walden. The accommodation comprises entrance hall, kitchen, 2 reception rooms, 2 bedrooms and bathroom. Oil fired central heating, garden and parking. Unfurnished. Available now. EPC: E and Council Tax Band: C.

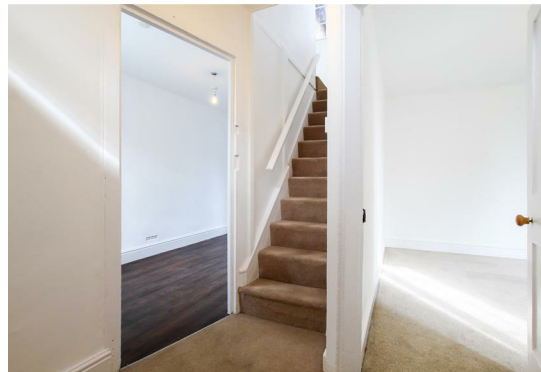
**£1,100 PCM**





## LOCATION

The property occupies a rural setting located on the outskirts of the well regarded village of Linton. The village 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).



## ENTRANCE HALL

stairs rising to first floor, door to dining room and door to:

## SITTING ROOM

working feature fireplace, built in cabinets to alcoves and window to front aspect

## DINING ROOM

under stairs cupboard, windows to front and rear aspects and doorway to:

## KITCHEN

base and wall units, sink with window to side aspect above, space for a freestanding oven with electric hob, space for a fridge freezer and space and plumbing for a washing machine (appliances can be provided), further window to side aspect and door to courtyard garden.

## STAIRS/LANDING

store cupboard, window to rear aspect and doors to the bedrooms and bathroom off.

## BEDROOM 1

feature fireplace (not in use), built in

wardrobe and window to front aspect.

## BEDROOM 2

window to front aspect.

## BATHROOM

shower over bath, wc, wash basin with mirror above and window to side aspect.

## OUTSIDE

Off street parking and garden predominantly laid to lawn with patio and outbuildings.

## LETTING AGENT NOTES

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

Term - Minimum 12 month tenancy

Holding Deposit - £

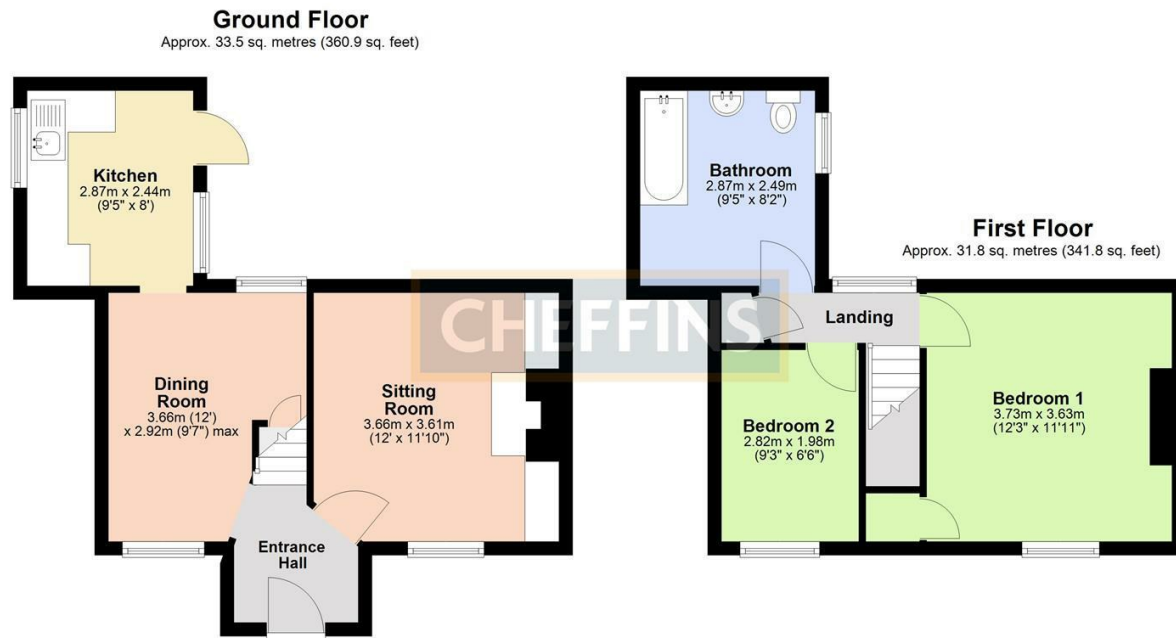
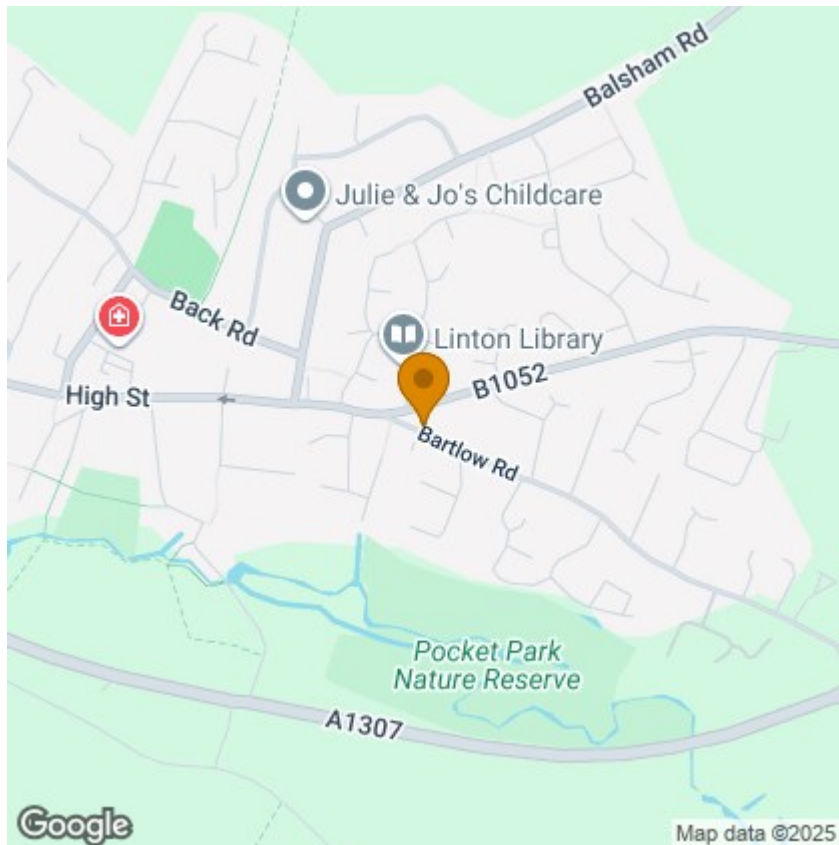
Deposit - £











Total area: approx. 65.3 sq. metres (702.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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>	39	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### 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



**CHEFFINS**

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.