



Linton Road, Horseheath, CB21 4QF

CHEFFINS

Linton Road

Horseheath,
CB21 4QF

A beautifully presented two bedroom detached cottage located in the well regarded village of Horseheath. The property benefits from conservatory, wrap around gardens, and off street parking. (EPC Rating E)

LOCATION

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a public house, o and Parish Church. Further facilities are available in the larger village of Linton (3 miles) and market town of Haverhill (3 miles). There are excellent road links and regular public buses to Haverhill and Cambridge (10 miles). London Stansted Airport is 25 miles away and there is a mainline rail station in Cambridge.

2 1 2

Guide Price £340,000





GROUND FLOOR

Entrance Porch

Windows to sides, storage cupboard, stable door to:

Kitchen Dining Room

Window to front. Fitted with a traditional kitchen with solid oak work tops and pine units and cupboards. Space for fridge freezer. Space and plumbing for washing machine. Electric Range cooker. Door to:

Lounge

Two windows to front, feature fireplace, doors to:

Conservatory

Double doors to garden

Inner Hallway

Window to side, stairs to first floor, understairs cupboard, door to:

Bathroom

Window to front, panelled bath with shower over, sink with vanity unit, WC.

FIRST FLOOR

Landing

Doors to:

Bedroom One

Window to front, two built in wardrobes

Bedroom Two

Window to front, built in wardrobe with sliding doors

Outside

Front garden mainly laid to lawn with play house and timber workshop/summerhouse with power and light connected. Connected by pathway to rear garden with decked area leading to lawn. Driveway to side provided off road parking for one vehicle.

Agents Note

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

Photos

Photos used in this listing are prior to tenancy starting.

Viewings

VIEWINGS By appointment through the Agents.

Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £340,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire



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.cheffins.co.uk/properties/27a-high-street-haverhill>
27A High Street, Haverhill, CB9 8AD | 01440 707076 | 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.