



High Street, Linton Cambridge £400,000 **Freehold**



# Key Features



- Chain Free
- Grade II Listed
- Excellent living space
- Two bedrooms
- Good size kitchen/breakfast room

Deceptively large Grade II Listed house offered chain free and in good condition throughout with lots of period features. There is plenty of space and light with two good size reception rooms and kitchen/breakfast room plus the benefit of a downstairs cloakroom.

Upstairs are two bedrooms plus family bathroom and the large cellar provides excellent storage space.

In 2024 new carpets were laid and new boiler installed and the private fully enclosed garden to the rear comprises of lawn and patio space.

The house is situated in the heart of this ever popular village and all amenities are close by. Linton is a thriving village on the south



Cambridgeshire/Essex border and has an excellent range of facilities including a well-regarded primary school and secondary school with terrific facilities used by the village, medical centre, pharmacy, inns, restaurants, village store, post office, garage, fine parish church and recreational ground. The university city of Cambridge is to the northwest whilst the fine old market town of Saffron Walden is 6 miles to the south. Mainline railway stations with fast trains to Liverpool Street and the M11 access points are within easy reach.

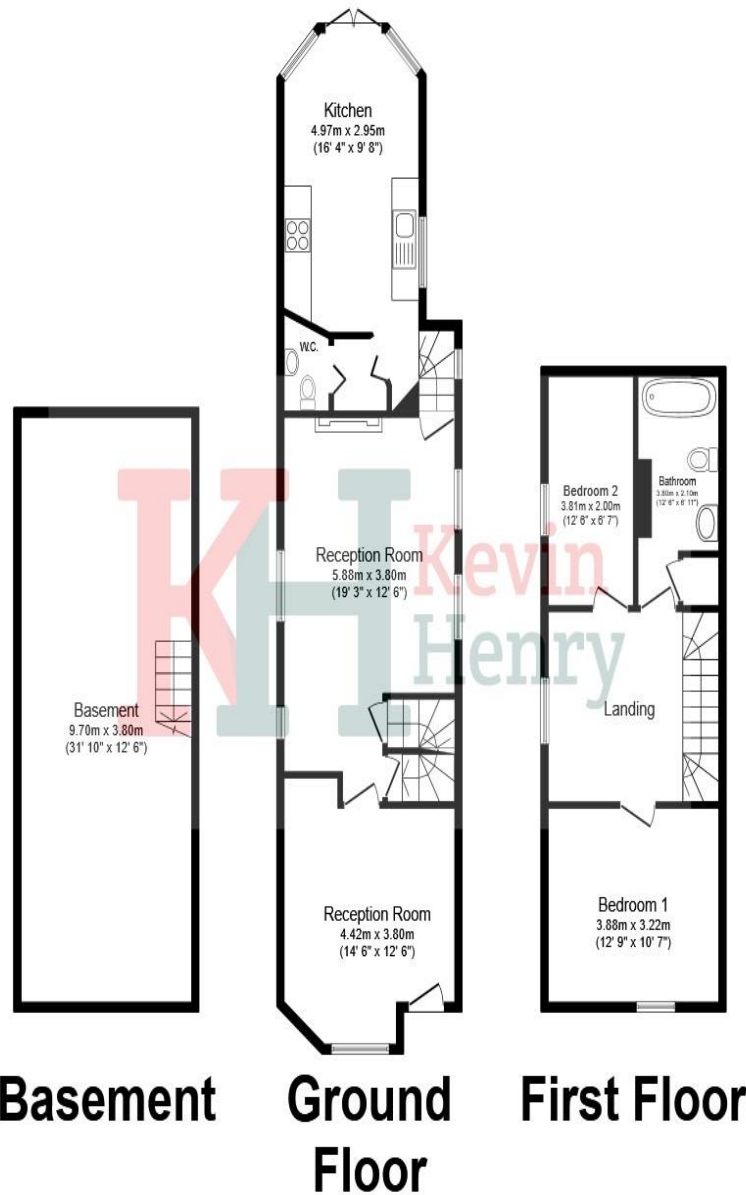
Reception Room  
14'6 x 12'6  
4.42m x 3.80m

Reception Room  
19'3 x 12'6  
5.88m x 3.80m

Kitchen  
16'4 x 9'8  
4.97m x 2.95m

Cloakroom





Landing

Bedroom One  
12'9 x 10'7  
3.88m x 3.22m

Bedroom Two  
12'6 x 6'7  
3.81m x 2.00m

Bathroom

Garden  
Private enclosed garden with lawn and patio.

To view this property call Kevin Henry on:  
01799 513632

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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