



Green Hill Mews, Linton, CB21 4JN

**CHEFFINS**

## Green Hill Mews

Linton,  
CB21 4JN

A one bedroom end of terrace home set within this well-served South Cambridgeshire village. The property offers beautifully presented accommodation, together with off-street parking.

### LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as 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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**Guide Price £235,000**





## GROUND FLOOR

### SITTING ROOM

Entrance door and window to the front aspect, spiral staircase rising to the first floor and opening to:

### KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink, electric hob with extractor hood over, electric oven and space and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in cupboard.

### BEDROOM

Window to the front aspect and fitted wardrobe.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower over, heated towel rail and obscure glazed window to the rear aspect.

## OUTSIDE

The property has a gravelled

driveway providing off-street parking and a front garden which is laid to gravel with a raised decking area and flowerbed bordering.

## VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92-plus) <b>A</b>                          |           | <b>90</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>                            | <b>53</b> | <b>90</b> |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| England & Wales                             |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |

Guide Price £235,000

Tenure – Freehold

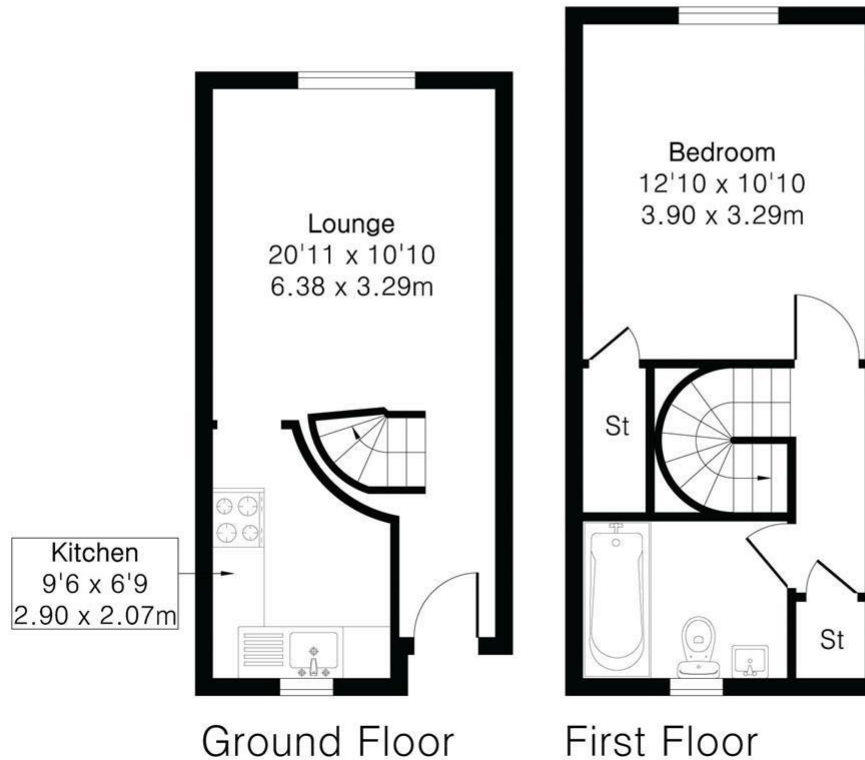
Council Tax Band – B

Local Authority – South Cambridgeshire

**Approximate Gross Internal Area 506 sq ft - 47 sq m**

Ground Floor Area 237 sq ft – 22 sq m

First Floor Area 269 sq ft – 25 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.



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