



Brinkman Road, Cambridge, CB21 4XF

CHEFFINS

Brinkman Road

Linton, Cambridge,
CB21 4XF

A spacious two double bedroom bungalow boasting living area, conservatory and contemporary fitted kitchen. Enclosed garden to the rear as well as driveway parking and garage. Offered on an unfurnished basis and available now.

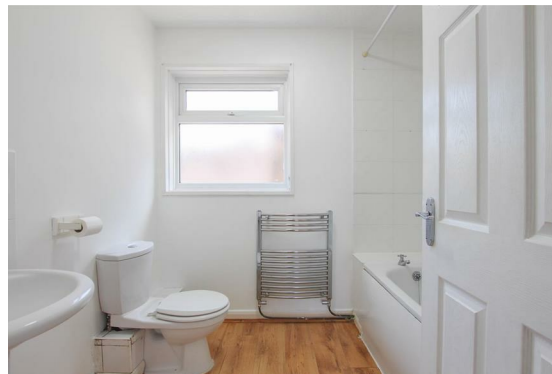
LOCATION

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, bank, 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).

2 1 1

£1,375 PCM





GROUND FLOOR

ENTRANCE HALL

With doors leading to adjoining rooms as well as two good sized storage cupboards.

LIVING ROOM

A spacious living area with electric fireplace and dual aspect windows. Double doors lead through to the kitchen.

KITCHEN/DINER

Fitted with base and eye level units with worktop over, electric cooker and gas hob with extractor over and space and plumbing for washing machine.

CONSERVATORY

A terrific additional space located off of the kitchen. French doors lead out to the enclosed rear garden.

BEDROOM 1

A good sized double with large window overlooking the garden.

BEDROOM 2

Another double with dual aspect windows overlooking the garden.

BATHROOM

A white three piece suite with shower over bath and obscured window to the rear aspect.

OUTSIDE

Externally there is a nice sized enclosed garden to the rear with areas laid to lawn, a separate patio as well as a decked area. There is driveway parking and a garage set off to the side of the property.

VIEWINGS

By appointment through the Agent's.

LETTING AGENTS NOTES

Holding deposit : £317.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,375 PCM
Council Tax Band – D
Local Authority – South Cambridgeshire
District Council

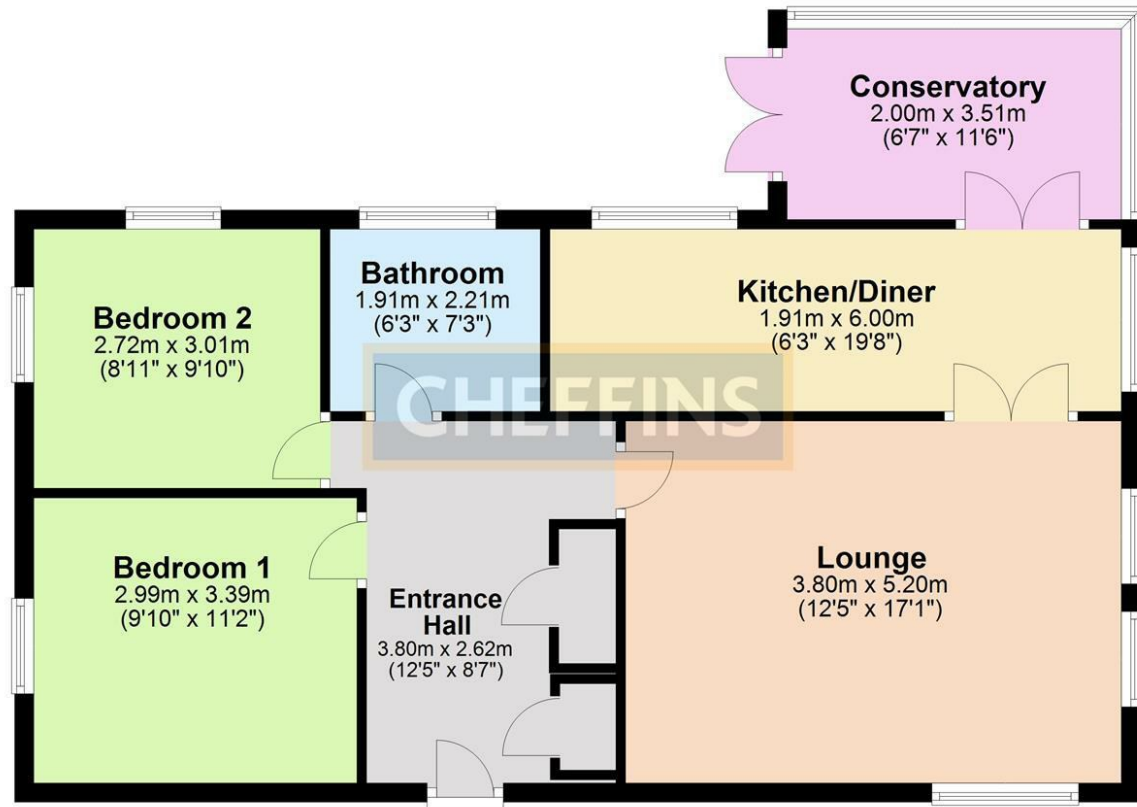
Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Ground Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



Total area: approx. 73.7 sq. metres (792.9 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

