



WHEAT CROFT | LINTON

End Terrace House in Sought After Village

WHEAT CROFT | LINTON

£1,350 Per Month

FEATURES

- Walking distance to Local Schools & Shops
- Easy access to both Haverhill & Cambridge
- Gas Central Heating
- Conservatory to rear of property
- Parking on Driveway for two cars
- Extremely desirable village
- End Terrance

DESCRIPTION

A well-presented two-bedroom end-terraced home situated in the sought-after village of Linton. The accommodation includes an entrance hall, modern fitted kitchen, spacious living room and conservatory overlooking the rear garden.

Upstairs are two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a private enclosed garden and parking for two vehicles.

Available unfurnished, this attractive home is ideally suited to a professional couple or small family, with convenient access to local amenities and transport links.

EPC Rating: C
Council Tax Band: C
Holding Deposit: £317.00



ACCOMMODATION

Entrance Hall 7'11" x 3'10" (2.41m x 1.17m)

Kitchen 7'11" x 7'11" (2.41m x 2.41m)
Wide range of wall and base units, gas hob with extractor over, electric hob and grill. Fridge freezer and washing machine. Wall mounted gas boiler.

Lounge/Diner 16'10" x 11'11" (5.12m x 3.63m)

Conservatory 8'2" x 8'6" (2.49m x 2.60m)

First Floor Landing 6'7" x 2'9" (2.00m x 0.84m)

Bedroom 1 11'9" x 9'11" (3.58m x 3.02m)

Bedroom 2 10'9" x 6'7" (3.28m x 2.01m)

Bathroom 6'7" x 4'11" (2.01m x 1.49m)

Outside

Parking for two cars on driveway to the side of the property, Rear garden with lawn





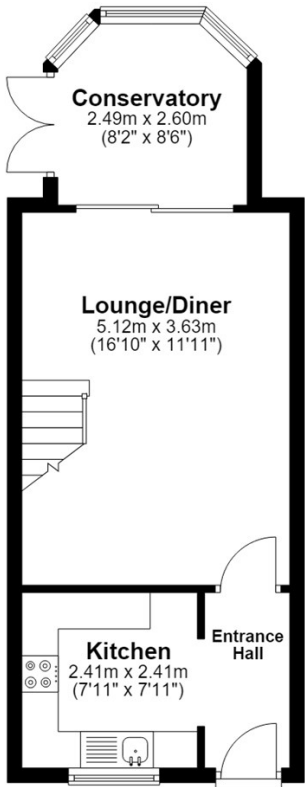




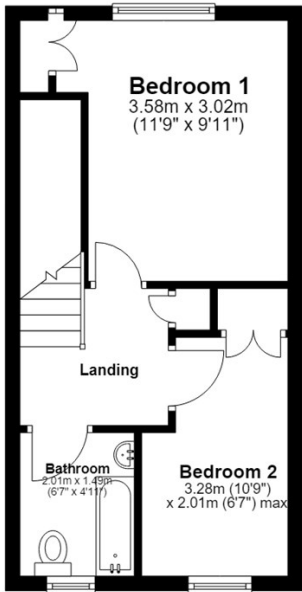
01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : C

Ground Floor
Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor
Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 61.5 sq. metres (662.5 sq. feet)

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	