

Meadow Lane, Linton, CB21 4HX

CHEFFINS

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Linton,
CB21 4HX

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Guide Price £300,000

NO ONWARD CHAIN A wonderfully presented two bedroom end terrace situated in the popular village of Linton, which offers excellent transport links into Cambridge. The property benefits from an open plan living room/kitchen, low maintenance rear garden backing onto the River Granta and two allocated parking spaces. (EPC Rating C)



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).








GROUND FLOOR

ENTRANCE HALL
Stairs to first floor, radiator, door to:

LIVING/DINING ROOM
Dual aspect windows, door to rear garden, two radiators, open plan to:

KITCHEN
Fitted with matching base and eye level units with worktop over, integrated fridge/freezer, eye level oven with microwave oven above, integrated dishwasher, integrated washing machine, electric hob with extractor over, granite sink with mixer tap, window to rear.

FIRST FLOOR

LANDING
Window to side,

BEDROOM ONE
Window to front, radiator, storage cupboard.

BEDROOM TWO
Window to rear, radiator.

BATHROOM
Fitted three piece suite comprising low level wc, vanity hand wash basin, panelled bath with shower over, obscure window.

OUTSIDE
A low maintenance and unoverlooked rear garden, enclosed by timber fencing with a rear access gate.

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

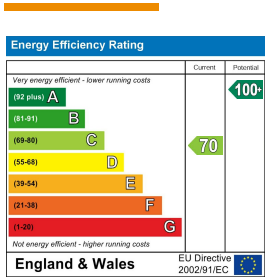
VIEWINGS
By appointment through the Agents.

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.

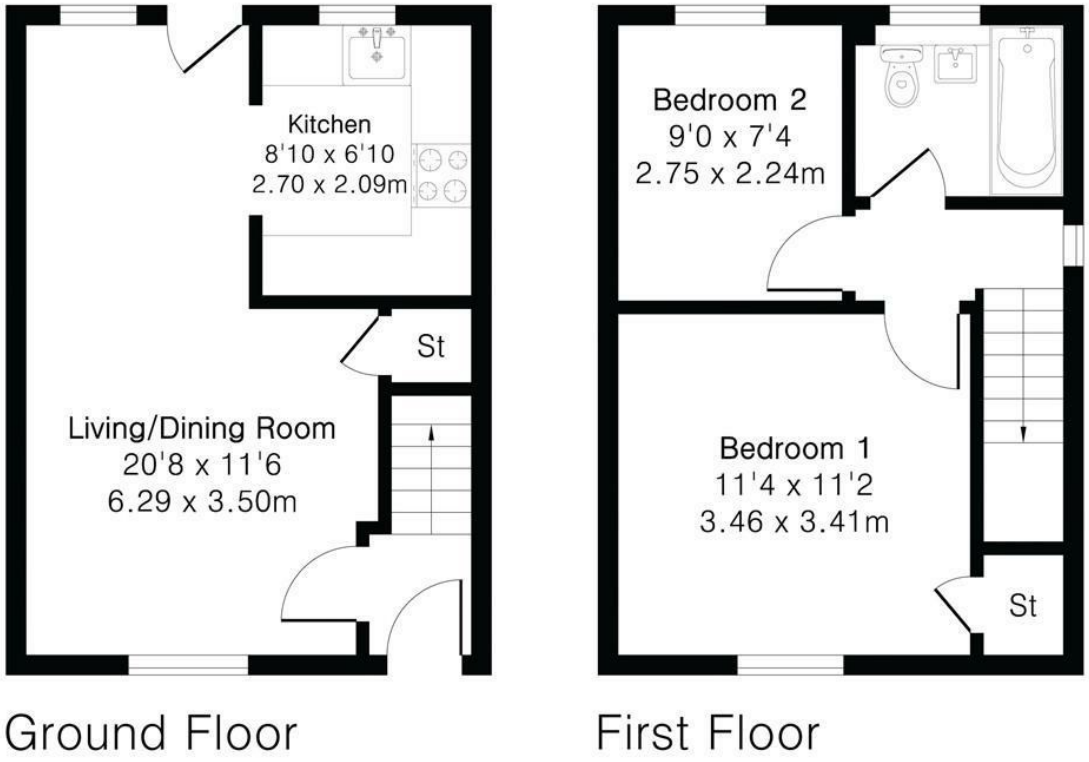




Approximate Gross Internal Area 602 sq ft - 56 sq m

Ground Floor Area 301 sq ft – 28 sq m

First Floor Area 301 sq ft – 28 sq m



Guide Price £300,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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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.

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