



High Street, Linton, CB21 4JT



pocock & shaw

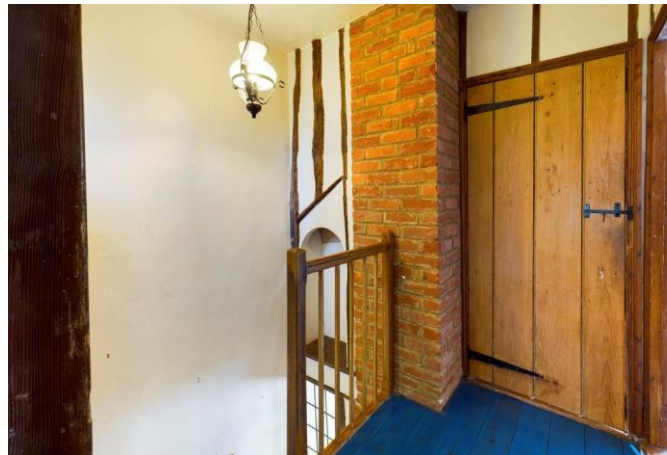
Residential sales, lettings & management

123 High Street
Linton
Cambridge
CB21 4JT

A C19 3 bedroom end terrace cottage in the heart of an attractive and well served village about 11 miles SE of Cambridge

- Living room with inglenook
- Modern kitchen
- Rear hall
- 3 Bedrooms
- First floor bathroom
- Enclosed rear garden
- Lots of character
- Scope for some improvement
- Excellent local facilities

Offers around £285,000



Linton is a thriving village situated about 11 miles SE of Cambridge and 6 miles N of Saffron Walden. The High Street is renowned for its many attractive period properties and the village is served by a wide range of facilities including a variety of local shops, public houses, library, heath centre, primary school and Village College. The A11 and M11 are readily accessible, as are Whittlesford and Audley End railway stations.

123 High Street is situated opposite the Co-op store. The house has been modernised while retaining many period features including inglenook fireplace, beams and studwork. There remains some work to do, so the property is a good opportunity for buyers looking for a project to further improve a charming property.

REAR ENTRANCE HALL with part glazed entrance door, opening to kitchen and door to living room.

KITCHEN 9' 7" x 8' 4" (2.92m x 2.54m), widening to 10' 2" (3.1m) into bay with hardwood worksurfaces with range of cupboards and drawers below, inset sink unit, plumbing for washing machine, space for fridge, wall cupboards, cooker hood, wall mounted gas boiler, radiator and ceramic tiled floor.

LIVING ROOM 16' 4" x 13' 11" (4.98m x 4.24m) with inglenook fireplace, exposed beams and studwork, 3 windows to front and a window to the side, hardwood faced flooring, radiator and staircase with cupboard below.

FIRST FLOOR

LANDING with access to roof space.

FRONT BEDROOM 1 12' 8" x 9' 5" (3.86m x 2.87m) with radiator and alcove cupboard.

REAR BEDROOM 2 9' 3" x 8' 7" (2.82m x 2.62m) with radiator and windows to side and rear.

FRONT BEDROOM 3 7' 11" x 6' 11" (2.41m x 2.11m) with radiator, alcove shelving and cupboard.

BATHROOM with bath, wc, hand basin and heated tubular radiator/towel rail.

OUTSIDE

ENCLOSED REAR GARDEN with paving and gravelled areas, shrubs, outbuilding with pantile roof, side gate with pedestrian access from the High Street

TENURE Freehold

SERVICES all main services

COUNCIL TAX Band D - South Cambridgeshire District Council

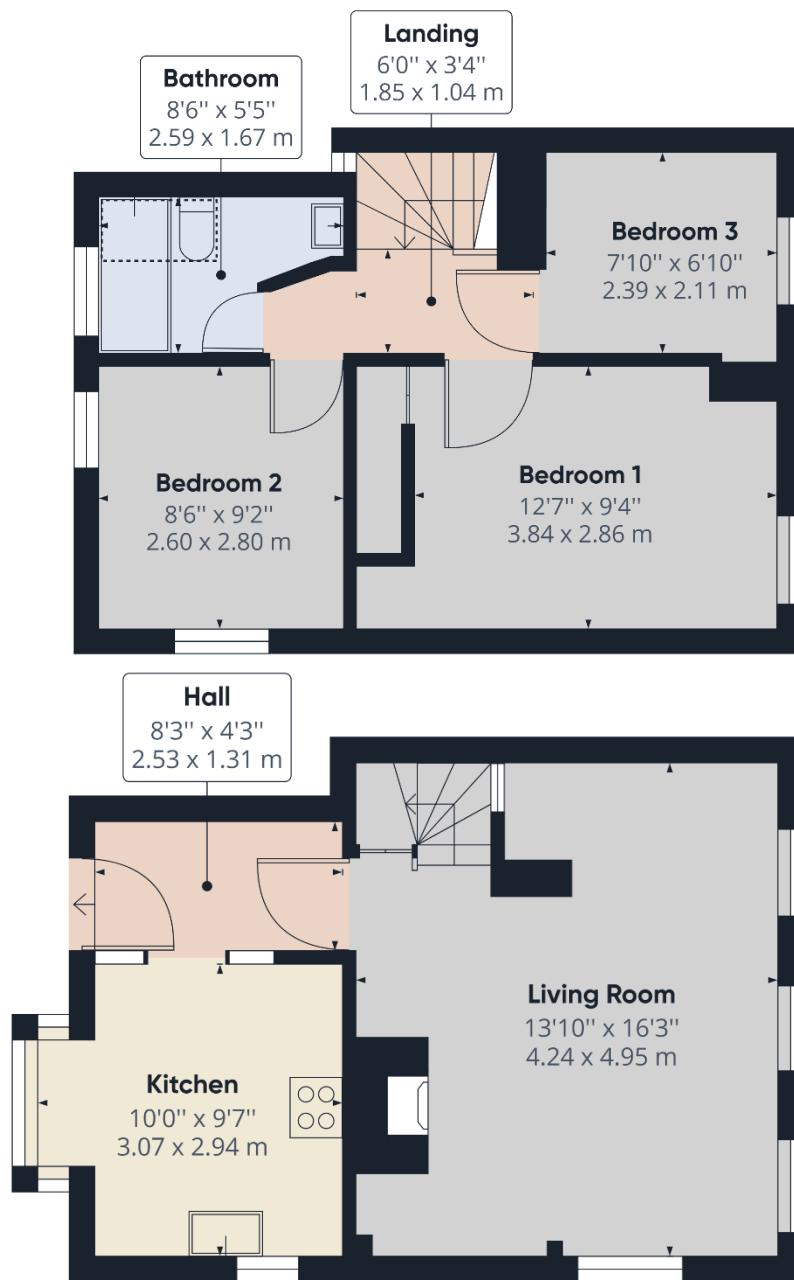
VIEWING by arrangement with Pocock & Shaw

[Link to 360 degree Virtual Tour](#)

[What3words location](#) ///propelled.august.shuffles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾

683.16 ft²
63.47 m²

Reduced headroom

7.63 ft²
0.71 m²



(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk