



**ANTONY
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PALMERS CLOSE, LINTON

GUIDE PRICE £330,000 Freehold

SSTC

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The current owner uses the new side door as their main entrance, which leads directly into the extended part of the property.

Lounge/Dining Room: 14'9 x 14'5 (4.50m x 4.40m) Fabulous room with three roof lights and window to side aspect, underfloor heating, opening into the newly fitted kitchen.

Kitchen: 15'5 x 8'8 (4.70m x 2.65m) Traditional style kitchen with oak block worktops, stainless steel sink with mixer tap, electric hob and separate integral double oven/grill.

There is also a cupboard just off the kitchen that houses a washing machine and tumble dryer.

Through the hallway is the newly fitted shower room and 2 bedrooms.

Shower Room: Newly fitted with large shower tray, power shower, with built in WC and wash basin with vanity unit.

Bedroom 1: 12'2 x 9'10 (3.70m x 3.00m) Double Bedroom with window to front aspect, radiator.

Bedroom 2/Reception Room: 12'10 x 10'6 (3.90m x 3.20m) Currently used as second reception room by the current owners, although this was previously used as a bedroom. Window to front aspect, radiator, door to original entrance porch.

Outside the property is enclosed by secure fencing with a gated side entrance to the off-street gravel parking. The front is mainly laid to lawn with a mature hedge giving lots of privacy.

Linton

Linton is a village and civil parish in Cambridgeshire. The village has many desirable attributes such as its character location, picturesque village community and conservation areas, and its proximity to Cambridge and Saffron Walden. Popular attractions include Linton Zoo and Audley End House. Linton is also well situated in terms of road links as it is close to the A11 and M11.

Linton Village College has existed for 80 years and is a popular educational institution and well esteemed. There is also Linton Infant School and Linton Heights, both of which are fantastic schools.

The history of Linton village dates back some 5000 years, in its past it was well known as busy market town and now it still sees an atmosphere within the village centre amongst the bakeries and other shops and great pubs.

London Stansted Airport is 25 miles away from Linton via the M11.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract.

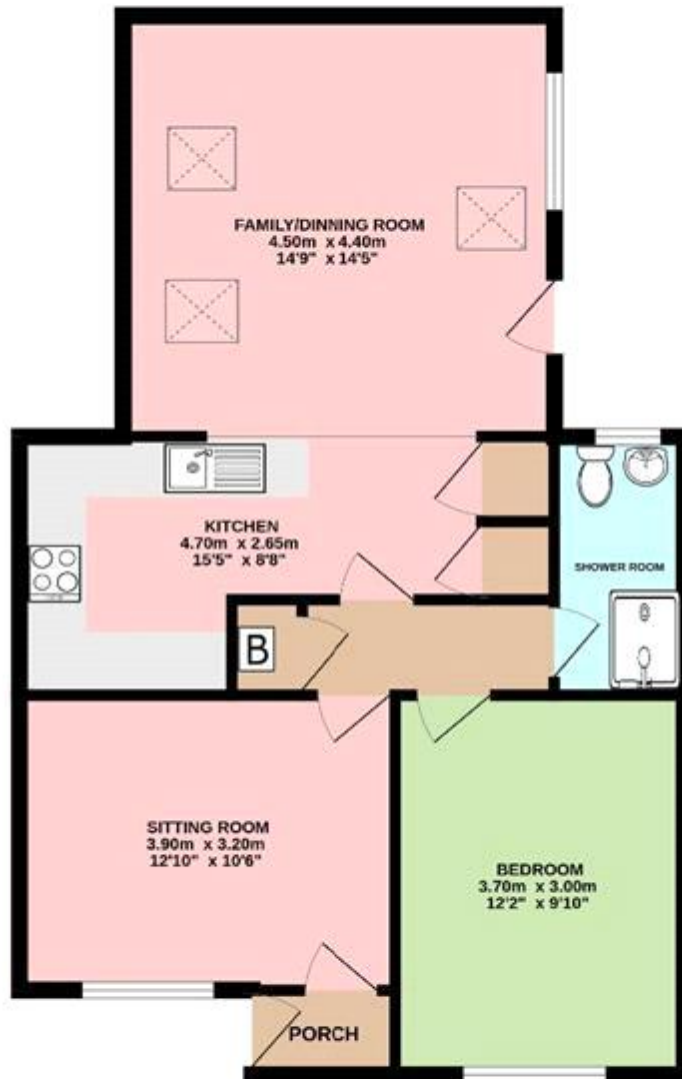
Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Tenure: Freehold



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GROUND FLOOR
63.7 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA: 63.7 sq.m. (686 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		70	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it

cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.