



**ANTONY
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THE GROVE, LINTON, CAMBRIDGE

GUIDE PRICE £395,000 Freehold

We are pleased to offer this spacious 4-bedroom semi-detached property in the popular village of Linton. This property benefits from having an integral garage, solar panels and off-street parking along with a south facing garden.

- No Onward Chain
- Garage
- Off Street Parking
- Modern Kitchen
- Solar Panels
- South Facing Garden

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Ground Floor

As you enter the property, an internal door leads to the cloakroom, with another door leading to the open plan lounge/dining room.

Kitchen: An improved, contemporary style kitchen with a good range of wall and base units, window and door to rear garden.

Lounge/Dining Room: Good size family room with dual aspect windows to front and rear aspect. Feature fireplace, door leading to kitchen.

Stairs from lounge to First Floor

First Floor

Bedroom 1: Good size principal bedroom with window to front aspect.

Bedroom 2: Further double bedroom with window to rear aspect

Bedroom 3: Double bedroom with window to front aspect.

Bedroom 4: Double bedroom, currently being used as home office.

Family Bathroom: comprising of bathtub, with shower over, WC and sink, tiled splashback.

The property benefits from solar panels on the roof of the property which generates an annual income for the vendors. There is gas central heating and UPVC double glazing throughout.

Outside

To the front of the property is a parking bay in front of the garage, with the rest laid to lawn. A side gate takes you through to the south facing rear garden.

The rear garden is largely laid to lawn, along with a terraced area immediately at the back.

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.

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.

Council Tax Band: D (South Cambridgeshire District Council)

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	89
(69-80) C		
(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.