



£275,000

Brinkman Road

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A stylish and beautifully presented 2 bedroom mid-terraced house with a garage, situated in a quiet, yet central village position. The property is finished to a meticulous standard throughout and enjoys delightful countryside views.

Guide Price:
£275,000

Brinkman Road, Linton,
CB21 4XF



This stylish terraced home has undergone a complete renovation by its current owners since it was purchased back in 2018. The property enjoys a near central village position and benefits from a garage with a personal door from the rear garden.

The living room is finished with engineered wood flooring, which continues throughout the rest of the ground floor accommodation. The kitchen / dining room has been fitted with an attractive range of units and is finished with solid oak worktops. Integrated appliances include a dishwasher, fridge / freezer, wine cooler, oven and electric hob with extractor over. There is also a utility area with space and plumbing for a washing machine.



Upstairs are 2 double bedrooms, bedroom 1 is particularly spacious and includes 2 built-in cupboards. The bathroom has been finished with a stylish white suite, complemented by attractive tiling and a heated towel rail, whilst also benefitting from underfloor heating. The landing provides access to a boarded loft with a pull-down ladder.

Outside, the front of the property is approached via a striking herringbone brick pathway, there is also an open-plan garden, which has been shingled for ease of maintenance. The rear garden is predominantly laid to lawn and is enclosed by fencing. A door leads to the nearby garage, which has lighting and could serve as a home office or gym.





52 sqm / 560 sqft

163 sqm / 0.04 acre

Mid-terraced house

2 bed, 1 recep, 1 bath

Garage and driveway

1960s

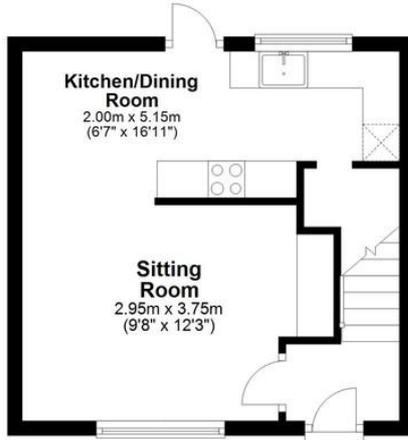
EPC - D / 58

Council tax band - C



Ground Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



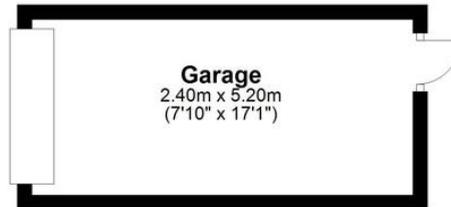
First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



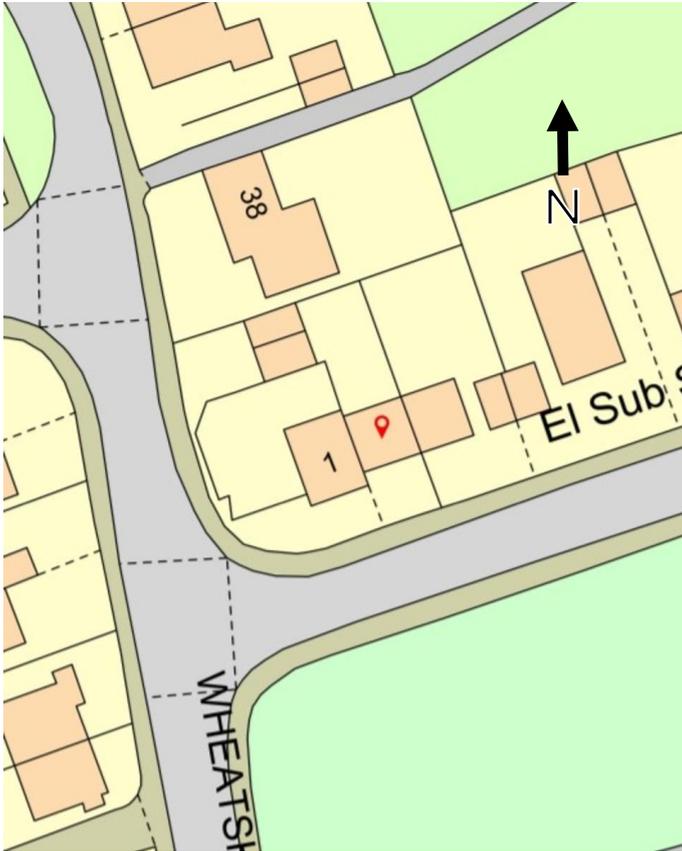
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 52.0 sq. metres (559.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Linton is a very popular village around 7 miles south east of Cambridge. It has an excellent range of established local facilities and these include a bakery, an organic food shop, dentist, opticians, pharmacy, hairdressers and a gallery.

There is also a highly rated Health Centre and the Village College, which offers good sporting facilities to the public, out of school hours.

There are three local public houses (two of which provide good food), a very popular coffee shop and the village even features its own zoo.

Linton is popular with many due to its fantastic school provision, with a well regarded primary school, which feeds into the high achieving Ofsted 'Outstanding' rated Linton Village College.

The village is also well placed for easy access to the Addenbrooke's Hospital site and Cambridge City centre. For the commuter, the A11 provides access to the M11 south and the A14. Saffron Walden is 6 miles to the south and has mainline railway access via Audley End with fast trains to London Liverpool Street.

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