



89 sqm / 961 sqft

Garage & on street parking

227 sqm / 0.056 acre

1970s

Semi-detached house

EPC - D / 66

3 beds, 2 recep, 1 bath

Council tax band - C

Fincham's Close

A nicely proportioned, three bedroom semi-detached house in need of updating with a generous garden located at the end of a cul-de-sac.



Guide Price
£325,000



44 Finchams Close is an established semi-detached house located at the end of a cul-de-sac itself only a short distance from the village centre and its excellent range of facilities.

The house has great scope for improvement and updating allowing the purchaser to create a home to their taste and specification. The accommodation comprises an entrance hall, sitting room with a large double glazed window to the front aspect and stairs to the first floor.

Off the sitting room, there is a dining room with patio doors to the rear garden and a kitchen with fitted wall and base units, plumbing for a washing machine and a dishwasher, space for an oven and a fridge/freezer and a wall mounted gas fired combi boiler.

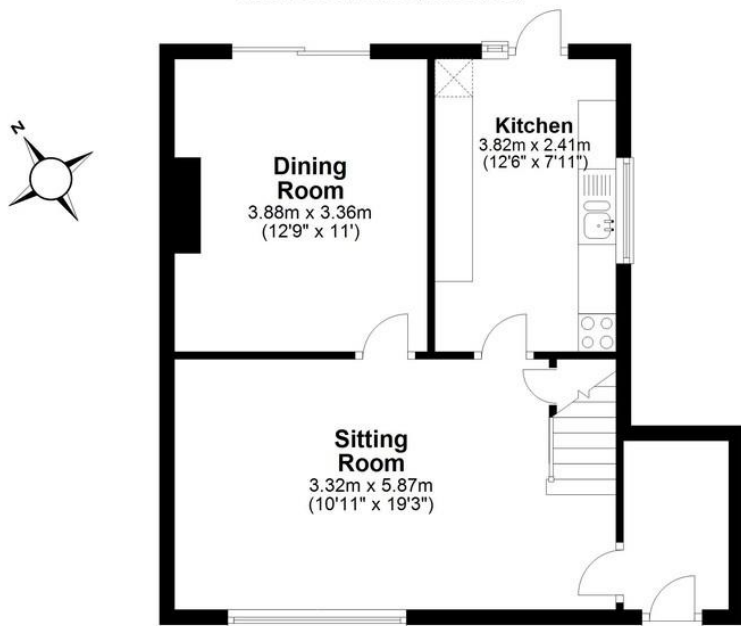
On the first floor, there are three bedrooms, two doubles and one single, and a three-piece bathroom suite.

There is an open plan garden to the front with gated side access leading to the generous rear garden, which is well stocked with a wide range of shrubs and trees, creating a good degree of privacy, a lawn, two paved terraces and a timber shed.



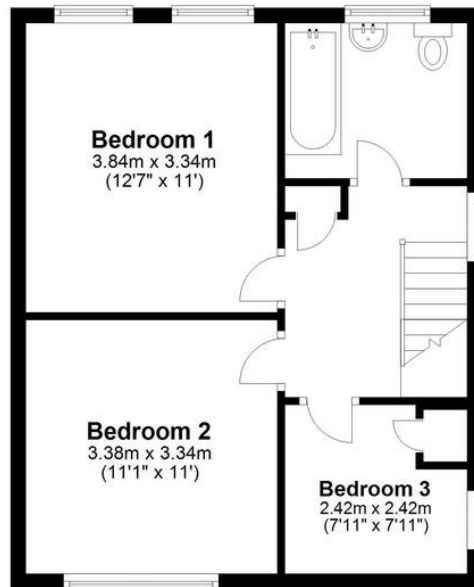
Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Total area:
Approx. 89 sqm
(961 sqft)



Linton is a very popular village around 7 miles south-east of Cambridge and 6 miles from Saffron Walden. It has an excellent range of established local facilities and these include an artisan baker as well as a regular 'high street' bakery, dentist, opticians, pharmacy, hairdressers, a small library 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, as well as a craft brewery and a 24hr self-entry gym, both situated on the edge of the village on the Hadstock Road.

There are three local public houses and a very popular coffee shop. The village has lots of green space and boasts some superb countryside walks to the likes of Rivey Hall Water Tower and Balsham Wood amongst many others.

Linton is popular with many due to its fantastic school provision, with a well-regarded primary school, which feeds into the popular Linton Village College.

The village is also well placed for easy access to the Addenbrooke's Hospital site, the Babraham Research Campus and Cambridge City centre. For the commuter, there is very easy access to the A1307 and consequently the A11, M11 south and the A14. Nearby mainline train services are provided at Whittlesford Parkway and Audley End with fast trains to London Liverpool Street. The property itself is a 2 min walk to the bus stop for the Haverhill to Cambridge service.

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