ADMIRAL ESTATES

SPECIALISTS IN RESIDENTIAL LETTINGS

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters……**Yours!**

12 Finchams Close

Linton, Cambs, CB21 4NE

£1,450 PCM

Modern, 3 bedroom semi-detached house. Newly updated to high standard with most carpets and hard flooring renewed. Situated in Linton village 7 miles from Cambridge, on main bus route. With many local shops and amenties including doctors surgery, dentists, schools, pubs, restaurants and geen spaces/open countryside/river. Close to Addenbrookes Hospital and Babraham Insitiute, with easy access to M11/Stansted Airport. Nearest mainline train station Whittlesford just over 4 miles away.
Gas central heating & double glazed. Re-decorated throughout. Unfurnished. Garden to rear with shed. Early viewing recommended.

Detailed description:

Downstairs:
Wide entrance porch with gas boiler and coat racks. New laminate flooring throughout to ground floor except kitchen which is tiled and sitting room which is carpetted.
Hallway leading to dining room at front of house with through archway to reception room with feature flame effect elelctric fireplace. Double french windows to patio area and rear garden.
Galley style kitchen, refitted with white laminate units, built-in elelctric oven, ceramic hob with extractor fan above. Large fridge/freezer and washing machine provided. Door at rear to garden. Dishwasher can be provided.

Upstairs: Carpeted except for bathroom which is tiled.
Landing with large storage cupboard.
Master double bedroom to rear with built-in wardrobes .
Second double bedroom with built in wardrobe.

Viewing

Please contact our Admiral Estates Office on 01223 891227
if you wish to arrange a viewing appointment for this property or
require further information.

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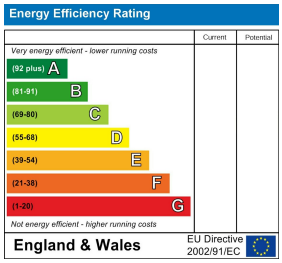
Floor Plan

Area Map

Energy Efficiency Graph



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