



**20 Fairfield Way**  
**Linton, Cambridgeshire CB21 4YP**  
**Guide Price £285,000**

## 20 Fairfield Way, Linton, Cambridgeshire CB21 4YP

A modern two bedroom terraced house offering an enclosed garden and off road parking, located just a short walk from the village centre.

Ideal for first time buyers or down-sizers, the property benefits from a modern fitted kitchen, open plan sitting/dining room and to the first floor, 2 bedrooms, both with built in wardrobes and bathroom.

Externally the property benefits from off road parking and an enclosed, established rear garden.

Offered for sale with NO CHAIN.

Council Tax Band C (South Cambridgeshire)  
EPC (C)

### Accommodation Details

#### Entrance Hall

Radiator, wood flooring, doors and access through to:

#### Kitchen 7'9" x 7'5" (2.38 x 2.28)

Fitted with a matching range of wall mounted and base level storage units with work surfaces over, one and a half bowl composite sink with drainer and mixer tap over, built in electric oven with separate gas hob, and extractor hood above, tiled splashbacks, space and plumbing for washing machine, space for fridge freezer, tiled flooring, window to the front aspect.

#### Living / Dining Room 17'3" x 11'10" (5.26 x 3.61)

Staircase raising to first floor, radiators, wood flooring, double sliding door leading out to rear garden.

#### First Floor Landing

Doors and access through to:

#### Bedroom 1 11'8" x 8'8" (3.58 x 2.65)

Built in double wardrobe, radiator, window to the rear aspect.

#### Bedroom 2 10'9" x 6'9" (3.29 x 2.07)

Built in wardrobe, radiator, window to the front aspect.

#### Bathroom

White suite comprising low level WC, pedestal hand wash basin and panelled bathtub with shower over and glass screen, heated towel rail, part tiled walls, obscured window to the front aspect.

#### Outside - Front

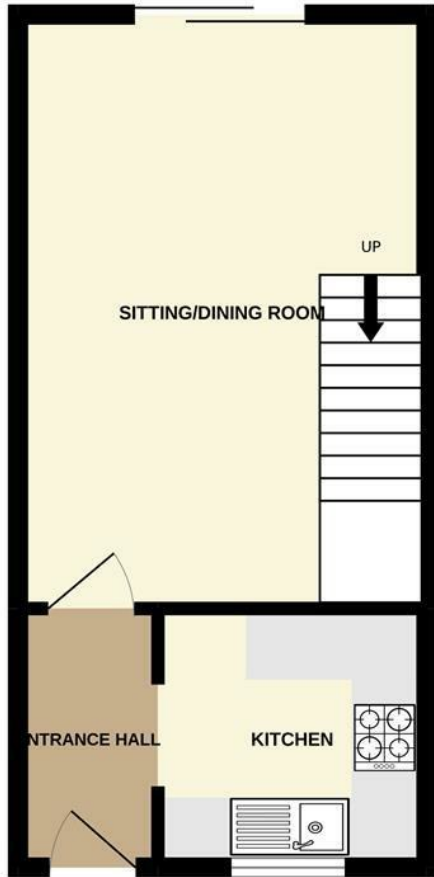
Paved area providing off road parking.

#### Outside - Rear

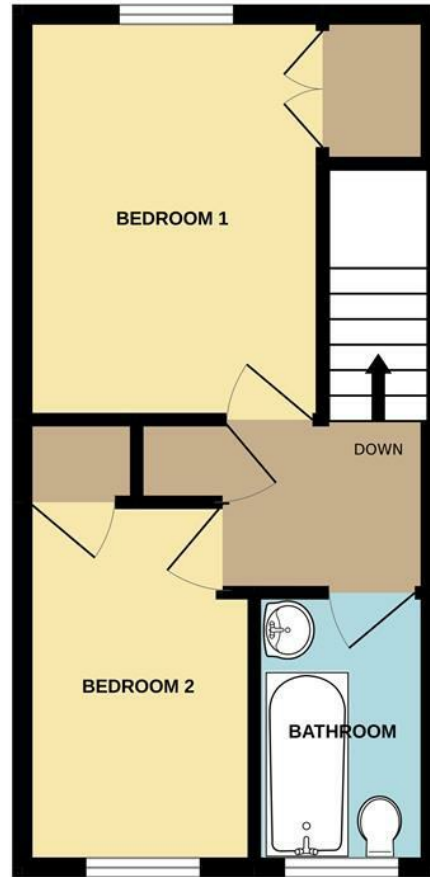
Established rear garden with an array of plants, shrubs and trees, twin patio areas providing space for outdoor seating, timber shed and fencing.



GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

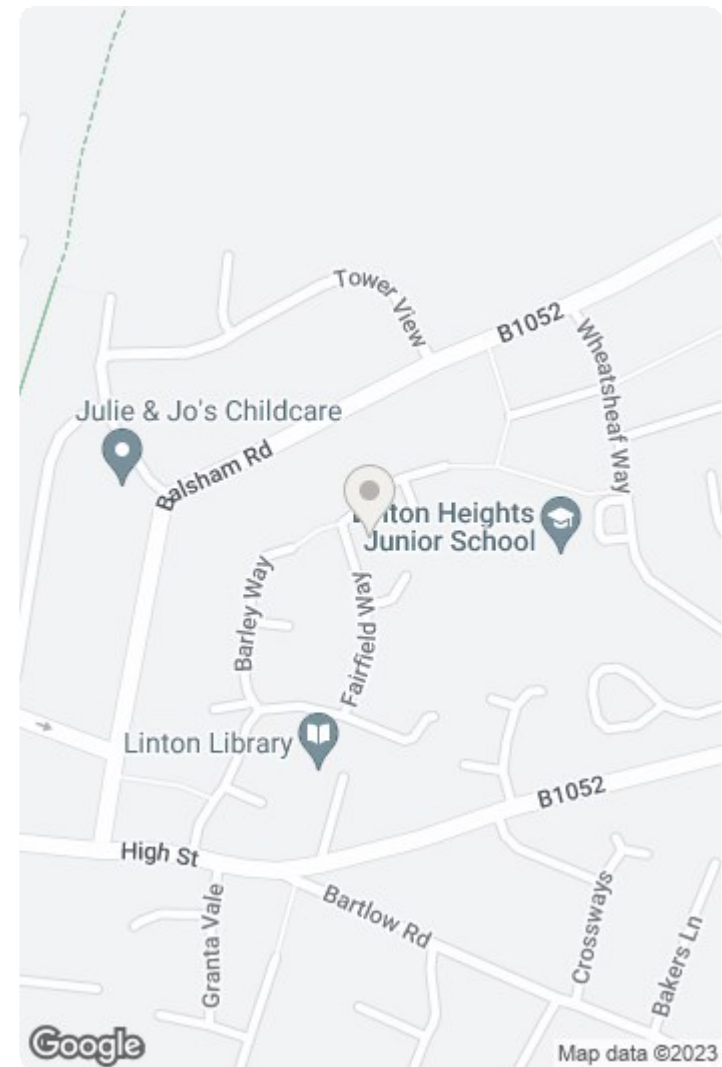


1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	89		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-100).

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

