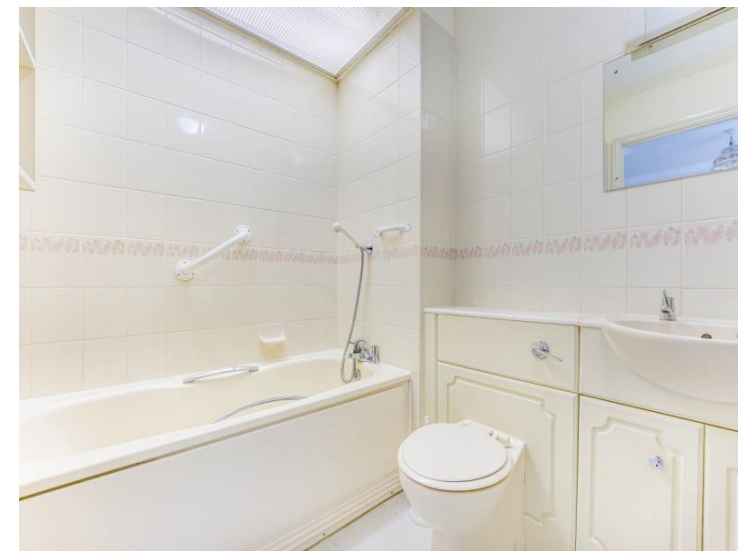




Dovehouse Close

CB21 4LR

abode



01763259888

Abode Town and Country are very happy to bring you this two bed bungalow in the much desired village of Linton. The village has a wide range of local amenities with everything you could need, including a post office, a GP surgery, hairdressers, and three public houses to choose from. If this is not enough for you then Cambridge is only a short drive away, with an excellent bus service provided. Located in the countryside, Linton is surrounded by scenic walks to get away, or you can spend your time watching the local Football and Cricket teams in action on The Green, less than 2 minutes walk away. The property has recently had new doors and windows installed throughout.

The bungalow is located in Linton Priors, a popular managed retirement home for over 60's. There is a small annual service charge required for the property which is put towards keeping the garden's immaculate, and external work required to the properties and also means that there is a 24 hour emergency monitoring service for residents.

Entrance Hall: 3.61m (11'11") x 2.22m (7'4")

Central entrance hall way leading to both bedrooms, living room and kitchen. Storage cupboard and airing cupboard containing water cylinder.

Sitting/Dining Room: 4.81m (15'10") x 3.74m (12'4")

South facing double glazed glass door leading to the gardens at the rear of the property. Ornamental electrical fire place underneath large storage unit.

Kitchen: 3.10m (10'3") x 2.40m (7'11")

Light kitchen benefitting from a large double glazed window facing to the front of the property. Plenty of kitchen storage is available, white goods are included with the sale.

Bedroom 1: 3.77m (12'5") x 2.84m (9'4")

Spacious double bedroom overlooking the gardens.

Bedroom 2: 2.42m (8'0") x 2.80m (9'3")

Single bedroom/dressing room with a built in double wardrobe, and window overlooking the front garden.

Bathroom: 3.50m (11'6") x 1.82m (6'0")

Contains a bath with a shower attachment, a separate electric shower with an integrated wooden seat, a heated towel rail and plenty of storage space.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	