



6 Dovehouse Close, Linton
CB21 4LR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Dovehouse Close

Linton | Cambridge | CB21 4LR

Guide Price £260,000

- A two double bedroom retirement property for the over 60's.
- Two bathrooms with one on each floor
- Door leading onto the communal gardens
- Allocated parking
- No onward chain
- EPC: D / Council Tax Band: C

The Property

A well-proportioned two-bedroom, two-bathroom retirement property, situated in a small development and set within well maintained communal gardens.

The Setting

Linton Priors - Dovehouse Close forms part of Linton Priors which is a managed retirement development with well-kept communal gardens and offering a 24-hour emergency monitoring service. There is an annual service charge which covers building insurance, water and sewerage, window cleaning, grounds maintenance, door and emergency systems and general maintenance.

The Accommodation

In details the property comprises of an entrance hall with staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms. The kitchen is fitted with a matching range of base and eye level units with work surface over with stainless steel sink and window to front aspect. Integrated appliances include oven with electric hob with extractor over there is space for fridge/freezer and plumbing for washing machine. The shower room Suite comprises shower enclosure, hand wash basin and W.C. The good size sitting room is has a feature fireplace, window to rear aspect and door opening to the communal gardens.

The first-floor landing provides access to the loft space, built-in storage cupboard and doors to the adjoining rooms. The generous principal bedroom benefits from two windows to rear aspect and built in wardrobes. Bedroom two is a double room with two windows to front aspect and built in cupboard housing the hot water cylinder. The bathroom comprises panelled bath, W.C and wash hand basin.





Outside

Adjoining the property is an outdoor storage cupboard. To the rear of the property is a small, paved terrace which adjoins the communal gardens.

Services

Mains electric, water and drainage are connected. Electric heating. Superfast broadband is available, mobile signal is good.

Tenure – Freehold

Property Construction – Brick with tiled roof

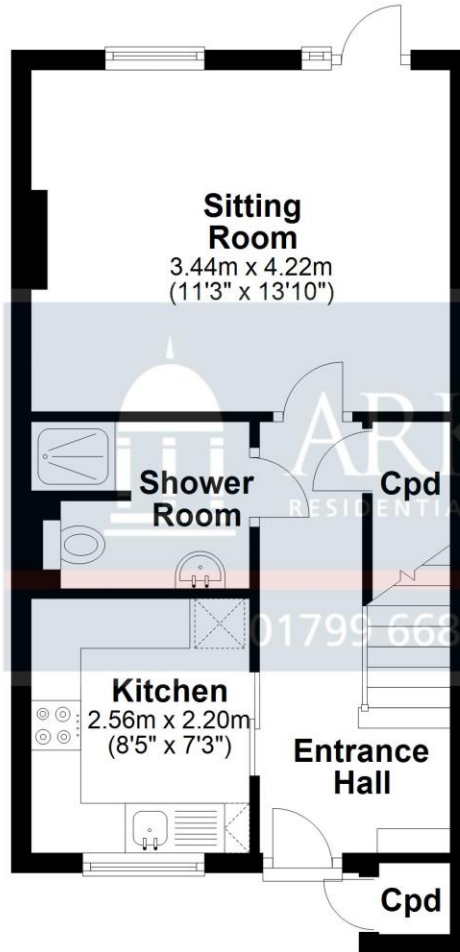
Annual Service Charge - £2441.21 p.a.

Local Authority – South Cambridgeshire District Council



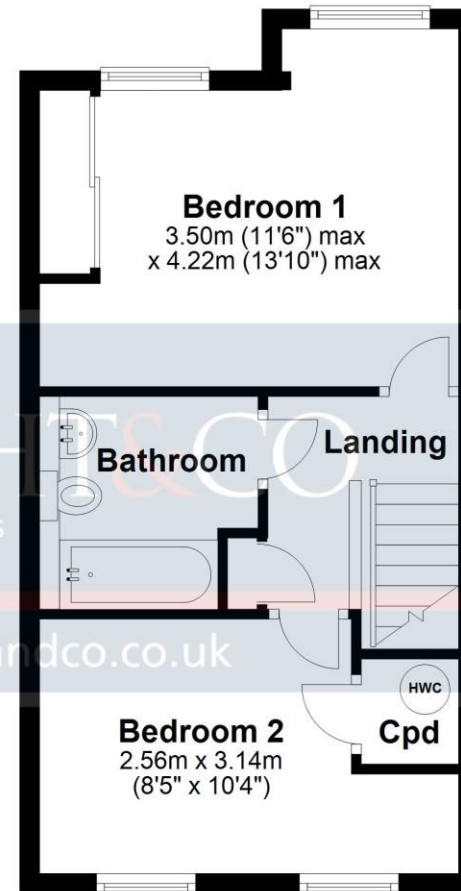
Ground Floor

Main area: approx. 33.1 sq. metres (356.3 sq. feet)
Plus external cupboard, approx. 0.5 sq. metres (5.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Main area: Approx. 67.4 sq. metres (725.2 sq. feet)

Plus external cupboard, approx. 0.5 sq. metres (5.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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