



**5 LINTON ROAD, GREAT ABINGTON,
CAMBRIDGE, CB21 6AA**
Offers In Region Of £275,000



A charming two bedroom Grade II listed cottage with private rear garden available with no upward chain.



Great Abington is a well served village with a primary school, village shop, The Three Tuns pub, a football and cricket team and a large number of local businesses, most of them at [Granta Park](#). There is also a village hall and cafe, The Abington Institute, and three churches.

Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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GROUND FLOOR

LOUNGE

Plenty of character with brick flooring and exposed wooden beams, built in cupboards, stairs to first floor.

KITCHEN

Further brick flooring and exposed beams, a range of cream vinyl cupboard, 1 1/2 steel sink with mixer tap, splashback tiling, space for white goods, door to rear garden.

FIRST FLOOR

BEDROOM 1

A double room with window facing the rear garden and built in shelved cupboard.

BEDROOM 2

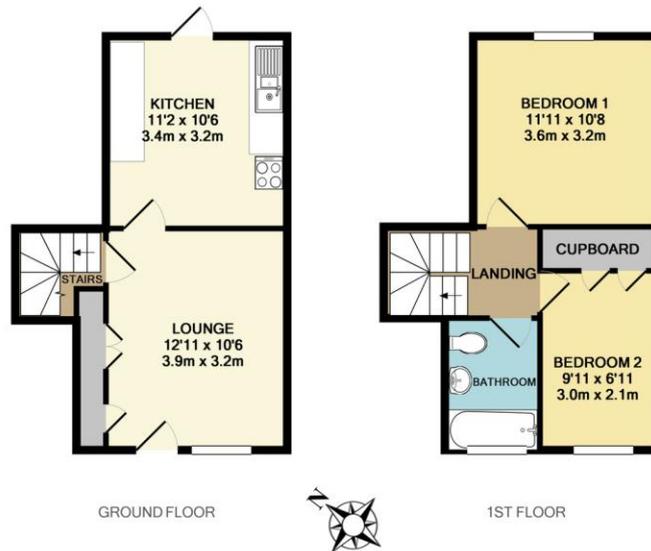
A single room with front facing window and built in cupboards.

BATHROOM

A white suite comprising pedestal wash basin, low level WC, panelled bath with Triton shower over, front facing window.

OUTSIDE

The rear garden measures 8.2m (27') deep x 3.7m (12') across and offers much privacy, with an attractive stone wall to one side and timber outbuilding at the back. To the front there is on street parking available.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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