



Wheatsheaf Way, Linton Cambridge
£210,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 1976

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: 04/2027

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious ground floor maisonette
- Bright living room with direct access to a full-width conservatory

This spacious ground floor maisonette offers versatile accommodation and would suit a range of buyers, including first-time purchasers, investors and those looking to downsize. Benefitting from a long lease, private garden, garage and parking, the property provides practical living both inside and out.



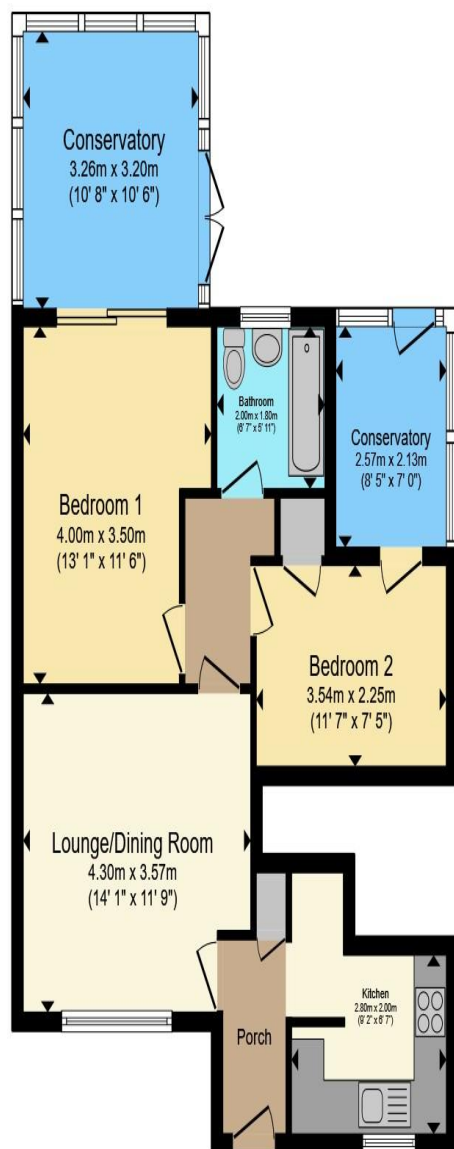
The accommodation is arranged around a generous living room, which enjoys plenty of natural light and offers ample space for seating and dining. From here, double doors open into a conservatory overlooking the garden, creating an additional reception space that could be used as a dining area, home office or relaxing sitting room.

The kitchen is fitted with a range of storage units and work surfaces, providing a practical space for everyday cooking, while a separate utility room offers useful additional storage and laundry space.

There are two well-proportioned bedrooms, with the main bedroom providing a spacious retreat and the second bedroom offering flexibility as a guest room, study or hobby room. A family bathroom completes the accommodation.

Outside, the west-facing garden has been designed for ease of maintenance and enjoys afternoon and evening sunshine. The property also benefits from a garage and off-road parking, adding further convenience.





Total floor area 70.6 m² (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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