

### FRONT GARDEN

paved

### ENTRANCE

via own front door to:-

### HALL

wooden flooring, radiator, doors to:-

### BEDROOM 1

wooden flooring, radiator, window to front

### LIVING ROOM

wooden flooring, radiator, double door to garden, open to:-

### KITCHEN

space for range, wall mounted combi boiler (untested), wall and base units with worksurfaces, sink unit, spotlights, window to rear

### BEDROOM 2

wooden flooring, window to front, radiator, built-in cupboard with plumbing for washing machine

### BATHROOM

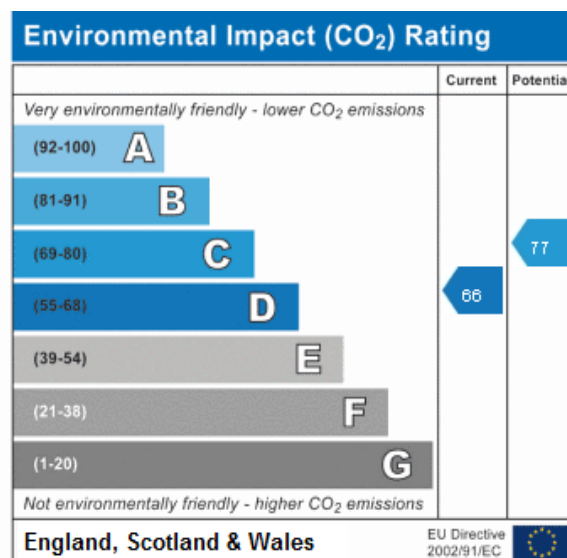
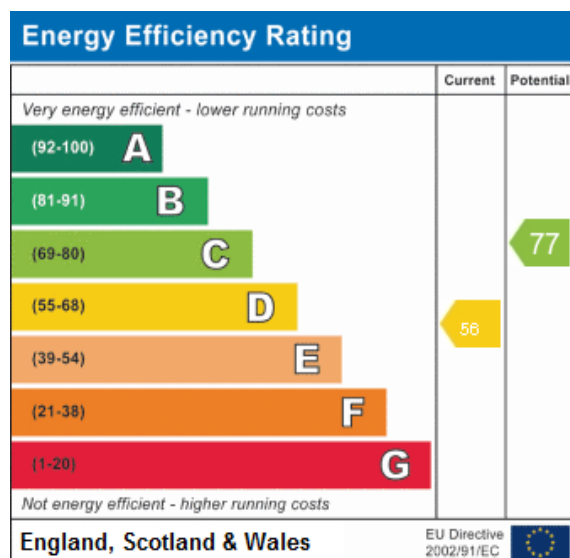
heated towel rail, low flush WC, wash hand basin, panelled bath, frosted window to side, spotlights, fully tiled walls

### AS ADVISED BY SELLER

No service/maintenance fees

EPC Rating: D

Viewings: Strictly by appointment:



## Linden Court, Great Cambridge Road, EN1

A 2 bedroom ground floor purpose built maisonette with own front entrance and direct access to shared rear garden, located on the slip road of the A10/Gt Cambridge Road, close to the Carterhatch Lane junction. The property would be an ideal 1st time buy or Buy To Let investment and is offered for sale on a chain free basis.

Features include: gas central heating (untested), double glazing, hardstanding to front, open plan living room/kitchen, no service/maintenance fees.

**£269,995 Leasehold**



