



**55 High Street
Linton, Cambridgeshire**

**DAVID
BURR**

55 High Street, Linton, Cambridgeshire CB21 4HS

Set in the Granta valley between rolling hills. Linton is a pleasant well regarded South Cambridgeshire Village with many listed buildings. Approximately 10 miles south east of Cambridge, the village has well served bus routes and is within easy reach of the M11 at Duxford, Stansted airport is around 25 minutes away. Amenities include several excellent public houses, a Co-op, bakery and other useful shops. It also boasts an excellent Health Centre and Library, Leisure Centre and very good village schools.

Currently used as a commercial premises and occupied by Billson Opticians, the property could be developed into residential premises (Subject to the necessary planning consents). The property is positioned on the High Street close to the Duck and Dog Public House and further amenities the village has to offer.

A commercial premises situated on the High Street within close reach of the amenities.

Entrance into:

RECEPTION ROOM 1: Currently utilised as an examination room. With window to the front aspect, feature fireplace and exposed beams. Through to:

RECEPTION ROOM 2: A characterful room comprising a sink and space for wall and base units with views to the front aspect.

RECEPTION ROOM 3: With views to the rear aspect, overlooking the garden.

KITCHEN: Fitted with a range of base units with worktop over and stainless steel sink inset and space for fridge/freezer.

SHOWER ROOM: With shower and pedestal sink unit.

CLOAKROOM: With WC and wash hand basin.

A door leads to the rear of the property providing access to the garden.

ROOM 2: With rooms to the rear.

First Floor

LANDING: Rooms off:

ROOM 1: With window to the front aspect.

Outside

Access to the front of the property is via the High Street. To the rear of the property is a garden which is mainly laid to lawn. Access to the parking area is via Meadow Lane.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

TYPE: Timber frame.

LOCAL AUTHORITY: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA. Telephone: 01954 713000

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Way exists with the neighbouring property being 6 Chapel Terrace.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

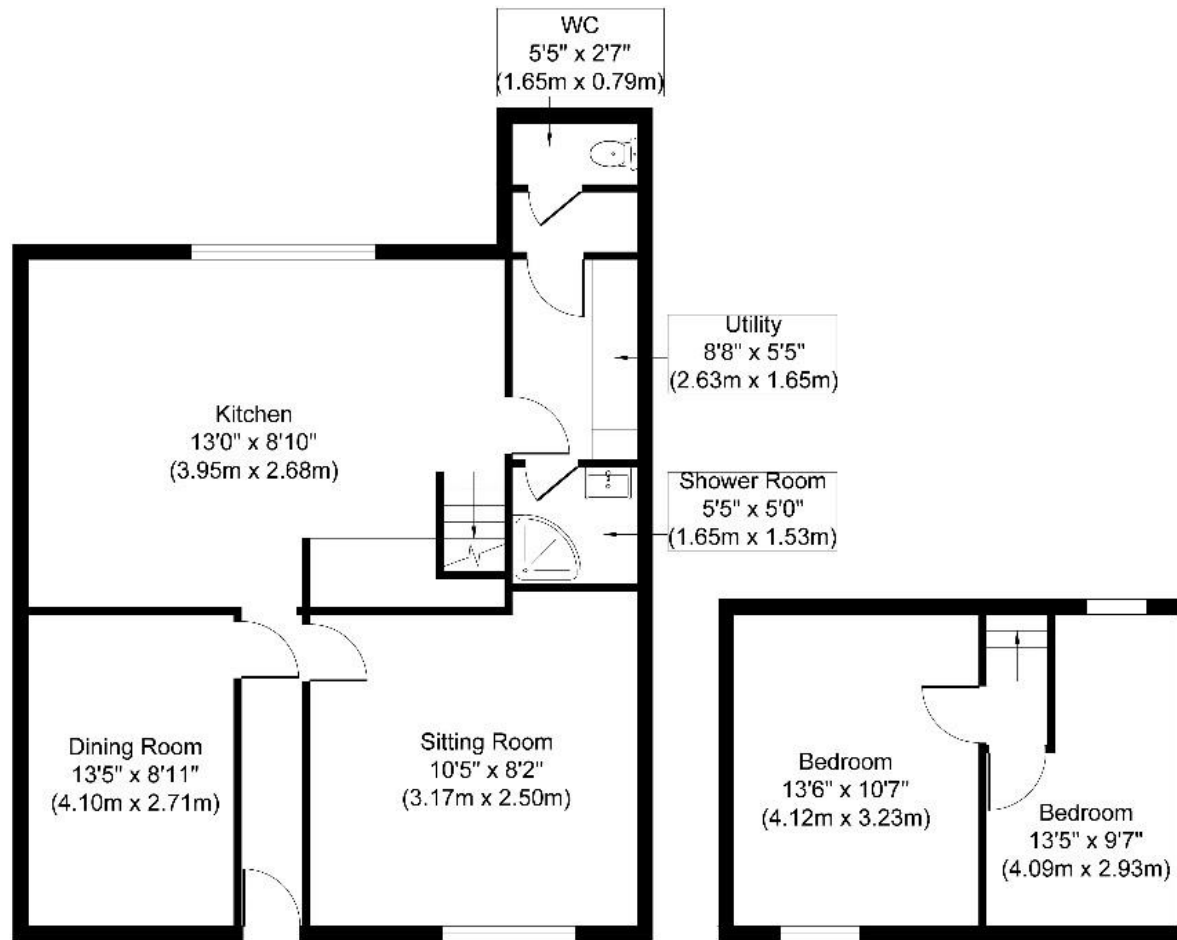
FLOOD RISK: None known.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
789 sq. ft
(73.28 sq. m)

First Floor
Approximate Floor Area
259 sq. ft
(24.02 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



