



24 Sheepwash Way, Longstanton, Cambridge, CB24 3DW
Guide Price £400,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR-BEDROOM, THREE-BATHROOM TERRACED HOME BENEFITTING FROM OFF ROAD PARKING AND A GARAGE.

- Terraced Town House.
- Constructed in 2005
- Gas fired central heating.
- 0.04 acres including parking area
- Council Tax Band - C
- 4 bedrooms, 3 bathrooms, 2 reception rooms
- Accommodation approx 118 sqm / 1277 sqft
- Garage and parking to the front
- EPC rating – C / 78

This well-presented town house measures approximately 118 sqm / 1277 sqft and provides living accommodation over three floors.

On the ground floor the property comprises of the following – An entrance hall with w.c. located beneath the stairs, two reception rooms and a separate kitchen adjoining the dining room. The kitchen for the property has independent access to the garden, benefits from a good range of storage and provides space for white goods, which includes a washing machine, a tumble dryer and a fridge freezer.

On the first floor you will find two double bedrooms, which include a delightful master bedroom with an en-suite shower room and fitted wardrobes. A family bathroom with a paneled bath, a low-level w.c. and a pedestal sink unit completes the remainder of the first floor. On the second floor the property comprises of two further double bedrooms ideal for teenage children wanting a bit of independence. Both double bedrooms are served by a shower room with a single enclosed shower, a low-level WC and a pedestal sink unit.

The front of the property opens onto a public footpath, which provides access into the center of the village. The rear garden is fully enclosed with timber fencing and benefits from herbaceous borders, a patio area directly off the dining room and kitchen and a wonderful, decked area to the middle. Running through the rear garden is a paved pathway which leads to the parking area and the single garage, which is below a coach house.

Location

Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-op convenience store, public house, 2 medieval churches, primary school, Longstanton Dental Practice, veterinary practice and superb recreational facilities including Longstanton Sports & Social Club. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrooke's Hospital.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

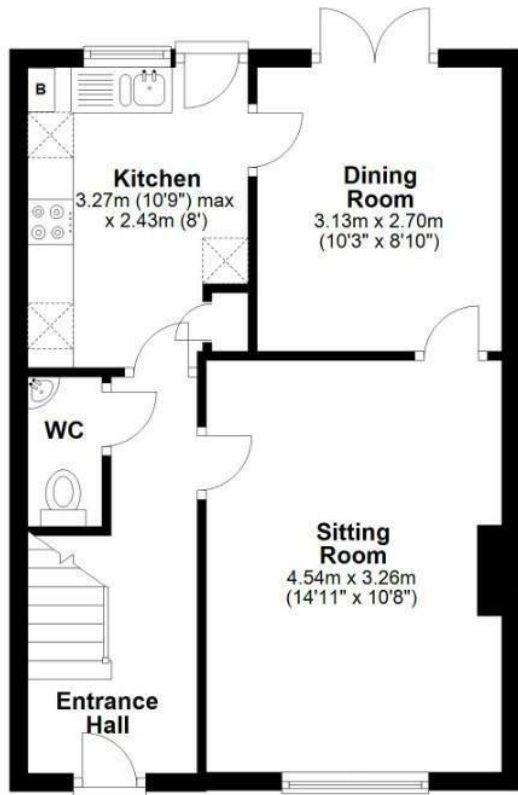
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



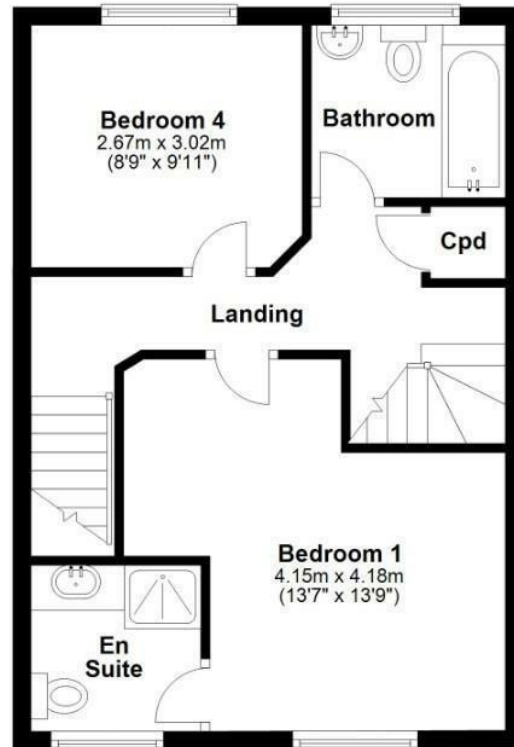
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



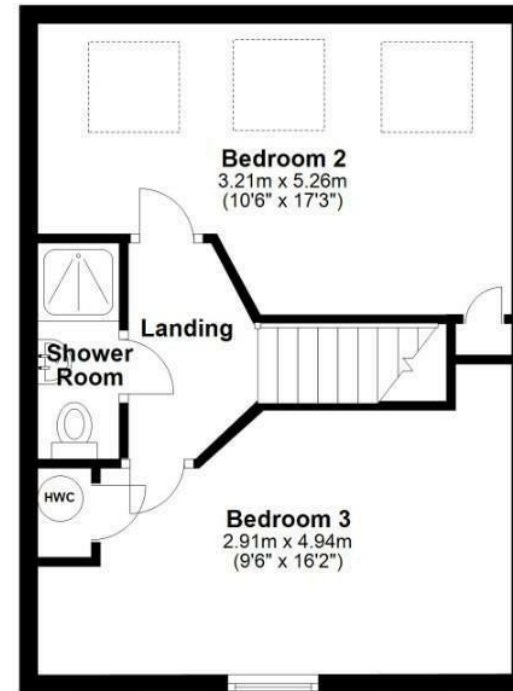
First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Second Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 118.7 sq. metres (1277.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

