



Sheepwash Way, Longstanton Cambridge
£290,000 Freehold

**Sharman
Quinney**

Key Features



- Ideal first-time buyer or home mover purchase
- Two-bedroom home
- Spacious living/dining room
- Well-equipped kitchen
- Low maintenance rear garden

Upon entering the property, you are welcomed into a spacious living room featuring double-glazed windows to the front aspect and double radiators. The generous proportions of the room provide excellent flexibility for a variety of furniture layouts, making it an ideal space for both relaxing and entertaining.

To the rear of the property is the well-appointed kitchen, fitted with integrated appliances, ample worktop surfaces and offers direct access to the rear garden.

Completing the downstairs is the convenient wc, including hand wash basin, extractor fan and double radiator.

Upstairs, the accommodation is fully carpeted (excluding the bathroom) and comprises two well-sized bedrooms. The principal bedroom comfortably accommodates a king-size bed and



features built-in wardrobes. The second bedroom offers versatile accommodation and would be ideal as a child's bedroom, guest room, home office, or study.

The combination boiler has recently been replaced and can be found upstairs.

Externally, the property provides an easily maintainable garden which is mostly laid to lawn, with an ideal patio area for entertaining and outside dining. The property also provides one allocated parking space.

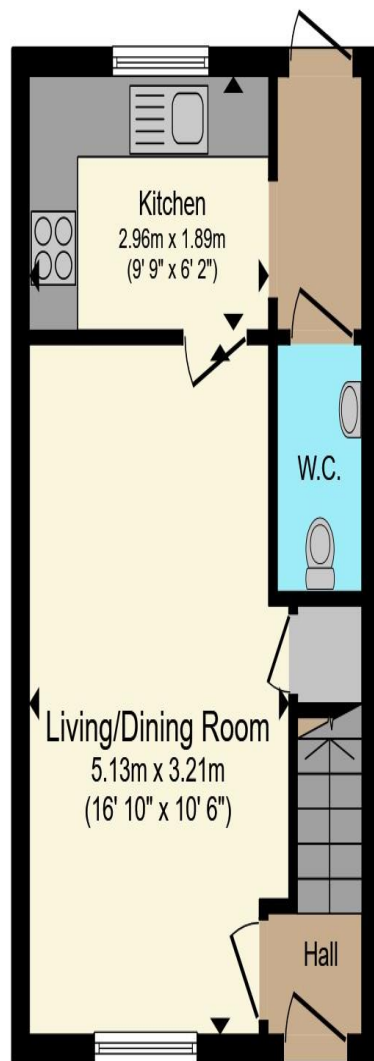
The village offers a good range of everyday amenities, including a primary school, local shops, a Co-operative food store, post office, and traditional village pub. Excellent transport links are provided by the guided busway, offering convenient access to Cambridge and neighbouring villages, further enhancing the appeal of the location.

All measurements are stated on the floorplan

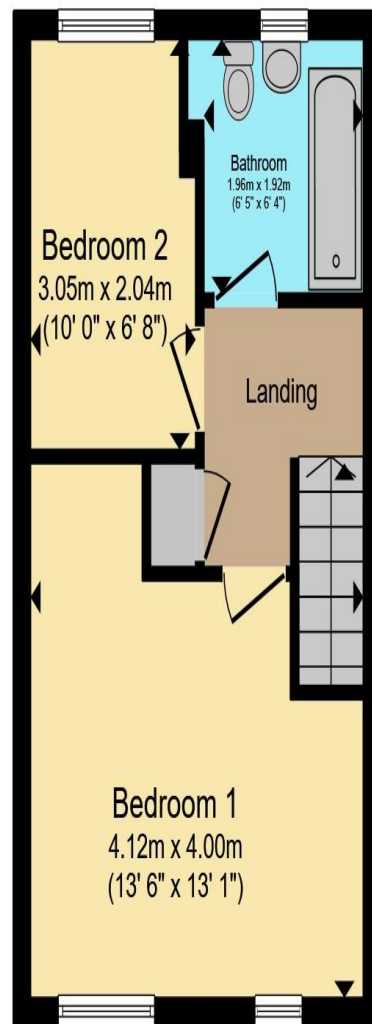
Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is an employee and /or (a close associate) of Sharman Quinney Holdings Ltd.





Ground Floor



First Floor

Total floor area 58.5 m² (630 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

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