

GRAY TOYNBEE

75 Rampton Drift

Longstanton, CB24 3EW

Guide price £285,000

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- No chain
- Allocated parking
- Enclosed rear garden
- EPC rating: C

A well-maintained three-bedroom mid-terrace property, with an enclosed rear garden, allocated parking and offered with no onward chain.

The accommodation begins with an entrance hall, offering ample storage options and a cloakroom. There is a spacious kitchen/dining room is fitted with a range of wall and base units, an integrated oven and gas hob, and space for additional appliances. There is plenty of room for a dining table, while patio doors provide direct access to the rear garden. The light and large living room completes the ground floor.

Upstairs are three bedrooms, all overlooking the rear garden. Two are well-proportioned doubles, both benefitting from built-in storage space. The large single would make an excellent home office or child's bedroom. The family bathroom is fitted with a bath with shower over, a basin, while a separate cloakroom houses the WC.















Externally, the property benefits from a beautifully well-maintained, and clearly well loved, rear garden. It is predominantly laid to lawn with attractive shrub and flower borders, alongside a patio area adjoining the property. The garden can be accessed directly from the property or via a secure rear gate.

Further benefits include gas central heating, double glazing throughout and one allocated parking space, alongside plenty of on street parking.

There is a service charge of approximately £300 per annum for the upkeep of the communal areas.

Rampton Drift is a quiet residential area on the outskirts of the popular village of Longstanton. There are lovely local walks nearby, with Bug Hunters Lake just a 5-minute walk away and Longstanton Park and Ride approximately 15 minutes on foot. Every day amenities, including s a local shop and post office, are also close by. Longstanton has a primary school and there is a secondary school in neighbouring Northstowe as well as other recreational facilities.

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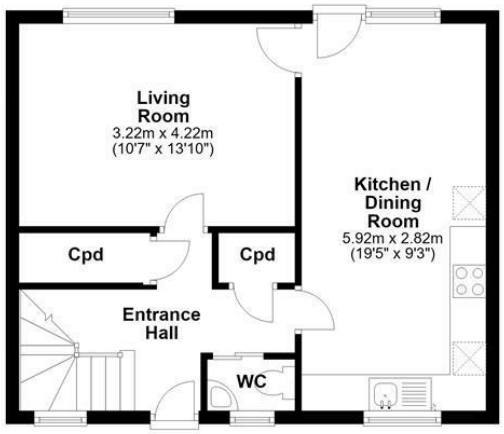




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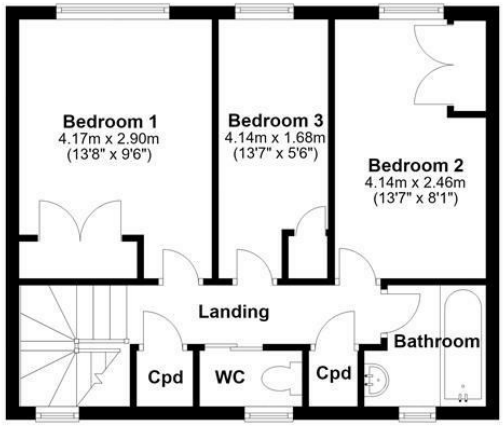
Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



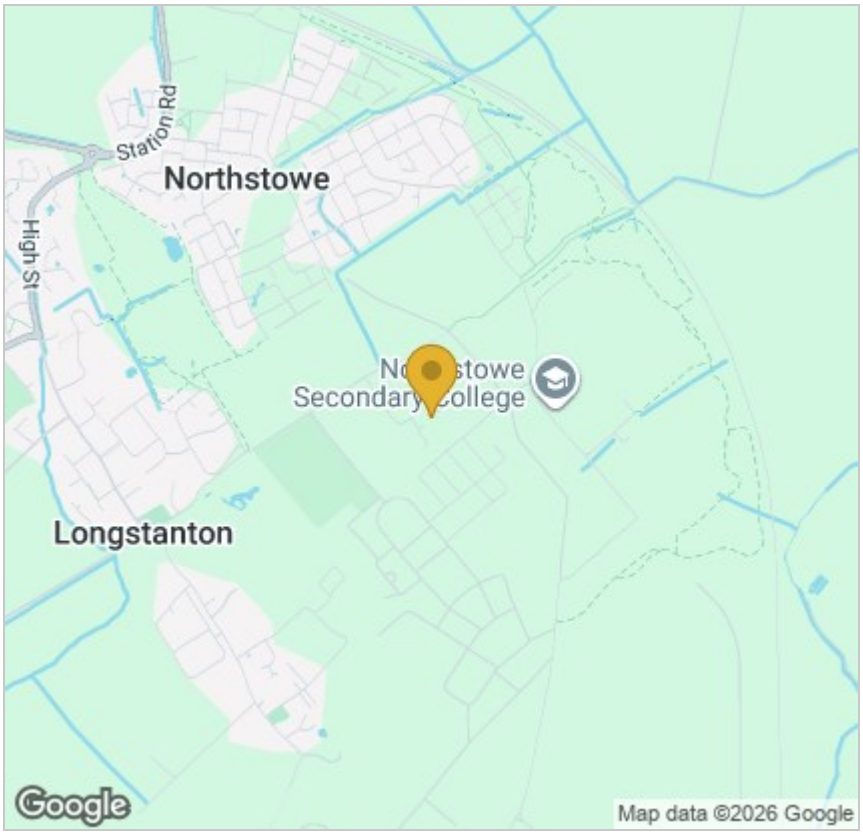
First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)

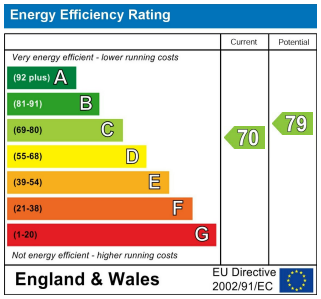


Total area: approx. 86.2 sq. metres (928.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified. Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold

Council tax band: B

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