

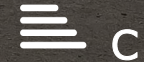


GRAY  
TOYNBEE



62 Rampton Drift  
Longstanton, CB24 3EW

**Guide price £285,000**



## 62 Rampton Drift

Longstanton, CB24 3EW

- South east facing garden
- Two spacious double bedrooms
- EPC rating: C
- Updated flooring throughout
- Recently installed combi boiler
- Enclosed garden
- Allocated parking
- Hatton Park Primary School catchment area

A spacious and well-presented two bedroom mid-terraced house, with an enclosed rear garden and parking, situated within a popular residential area.

The accommodation extends over 880 sqft and includes an entrance hallway with three useful storage cupboards and further space under the stairs. Off of the entrance hall, the kitchen is fitted with wall and base units with work surfaces over, space and plumbing for white goods and a full height fridge freezer. The dining room, with a door leading to the rear garden, continues to the spacious living room.

On the first floor, the landing has a large storage cupboard and leads to two double bedrooms, both with built in wardrobes. The newly refurbished family bathroom comprises a shower, WC, a hand wash basin and a heated towel rail. There is an additional WC with hand wash basin upstairs.





Outside, the property is approached via a paved pathway leading to the front door with useful brick-built storage sheds to the left hand side. The rear garden is principally laid to lawn with a paved patio and well-stocked borders. The property benefits from one allocated parking space.

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

The property is approximately a five minute walk from the new Northstowe town centre, which is planned to offer a wide range of shops, services and community facilities, and is expected to be completed by around 2028.

Longstanton is a thriving and well-connected village located around 10 miles from Cambridge. The village offers a good range of local amenities, including a general store with post office, a doctor's surgery, dentist, pub, and a recreation ground. Additional facilities are available in the nearby village of Willingham, while a Tesco superstore can be found at Bar Hill. Families are well served by education options, with a primary school in the village, secondary schooling at the highly regarded Swavesey Village College, and a new school in Northstowe. Commuters benefit from excellent transport links, with convenient access to the A14 and M11, as well as a guided busway station between Longstanton and Willingham, offering regular services to both Cambridge and St Ives.

SatNav: CB24 3EW

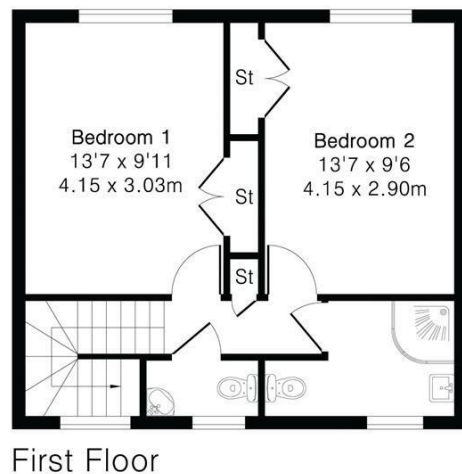
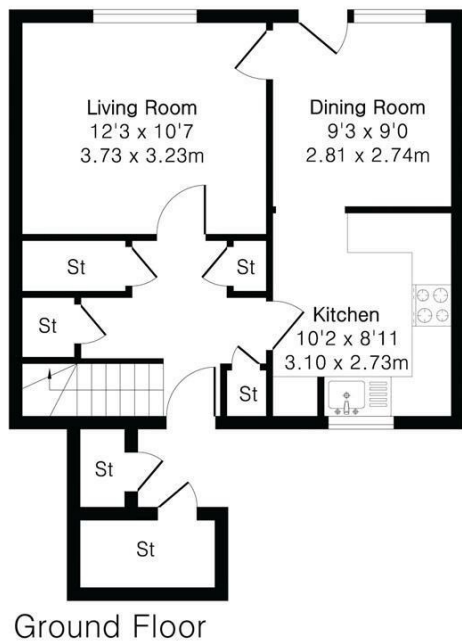
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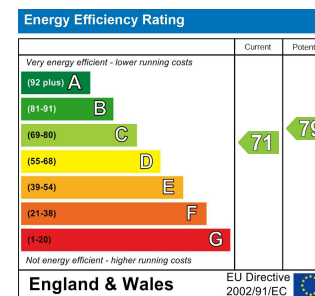
**Approximate Gross Internal Area 883 sq ft - 82 sq m**

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 424 sq ft – 39 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.