



Rampton Drift, Longstanton  
CB24 3EW

Pocock + Shaw

69 Rampton Drift  
Longstanton  
Cambridge  
Cambridgeshire  
CB24 3EW

A well proportioned three bedroom home located on this small residential road on the edge of the village. With an enclosed rear garden and off road parking space to the rear.

- Hall
- Cloaks WC
- Sitting room
- Good sized kitchen/dining room
- Three bedrooms
- First floor bathroom with separate WC
- Gas fired radiator heating system
- Enclosed rear garden
- Parking space

Offers in region of £262,500



A well proportioned three bedroom home, set well back from the road, on this popular residential road. With sitting room, kitchen dining room, ground floor WC, enclosed rear garden and off road parking space

**Tiled canopy porch** Outside meter cupboard, entrance door to:

**Reception hall** Stairs rising to the first floor, two single fitted storage cupboards, tiled floor.

**Cloaks WC** White suite with wall mounted wash basin and close coupled WC, window to the front.

**Sitting room** 13'10" x 10'6" (4.22 m x 3.20 m) Wood effect flooring, radiator, window to the rear. Coved cornice.

**Kitchen dining room** 19'3" x 9'3" (5.87 m x 2.82 m) Well fitted range of units with stainless steel one and a quarter bowl corner sink unit set in to the work surface. Space and plumbing for washing machine and dishwasher. Stainless steel double oven, four burner gas hob and matching canopy extractor. Matching range of wall mounted cupboard. Window to the front and rear, door to rear garden.

**First floor landing** Single cupboard housing gas fired heating boiler.

**Bedroom one** 13'7" x 9'6" (4.14 m x 2.90 m) Radiator, window to the rear. Wood effect flooring, double fitted wardrobe.

**Bedroom two** 13'8" x 8'0" (4.17 m x 2.44 m) Radiator, window to the rear, double fitted wardrobe.

**Bedroom three** 11'9" x 5'7" (3.58 m x 1.70 m) Radiator, window to the rear, double fitted wardrobe.

**Bathroom** White suite with vanity wash basin, and bath, shower above, window to the front.

**Separate WC** White close coupled WC, window to the front.

**Outside** To the front there is an open plan garden area. To the rear, a fully enclosed garden, with paved path and gated rear access

**Services** All mains services are connected

**Tenure** Freehold. Maintenance charge £316.

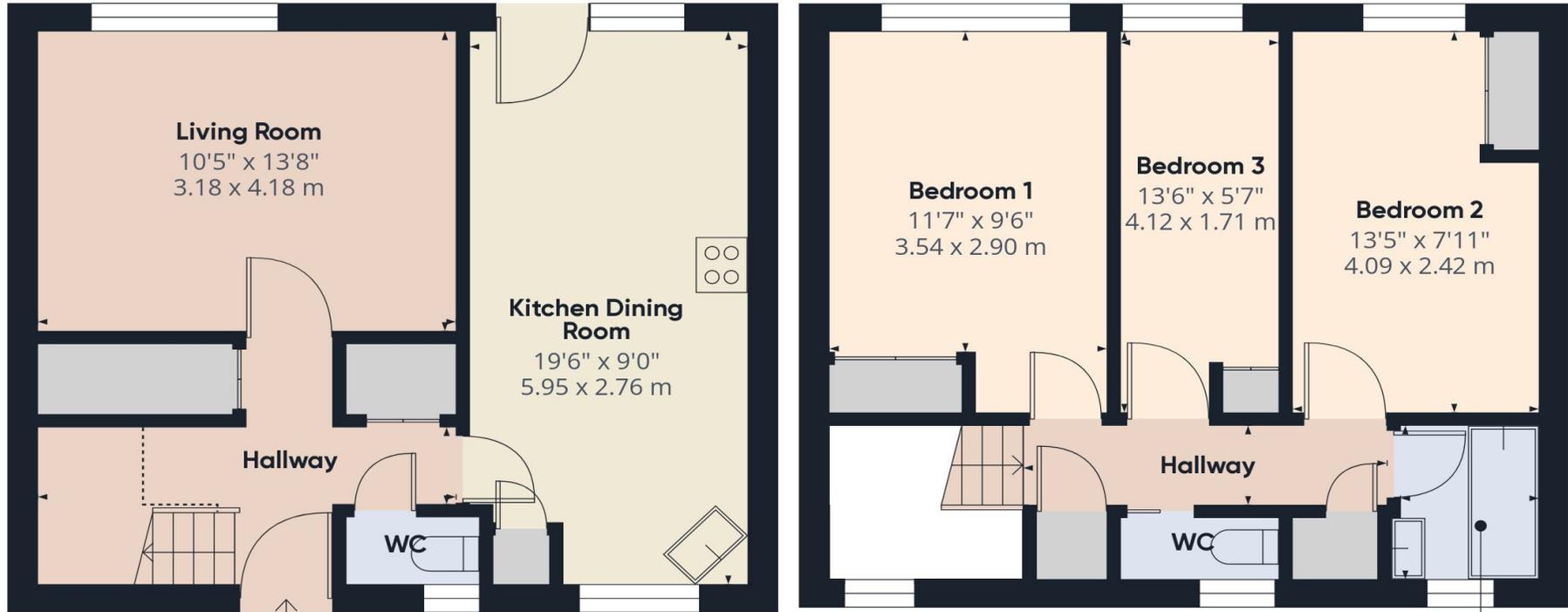
**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			





**Approximate total area**

832.18 ft<sup>2</sup>

77.31 m<sup>2</sup>

**Reduced headroom**

25.54 ft<sup>2</sup>

2.37 m<sup>2</sup>

**Bathroom**  
5'4" x 4'9"  
1.65 x 1.47 m

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**