



61 High Street  
Longstanton, CB24 3BS

Guide price £350,000

 2  1  2  D

## 61 High Street

Longstanton, CB24 3BS

- No chain
- 2 double bedrooms
- Excellent garden
- Convenient location

A 2-bedroom semi-detached property in need of sympathetic refurbishment with a large wrap around garden, in the center of the popular village of Longstanton.

The accommodation comprises in brief, an entrance hall with stairs to the first floor and understairs storage cupboard. The kitchen is fitted with wall and base units with space for whitegoods and opens to a generous dining area and living room. Off the dining area is a pleasant sun room with a set of doors to the garden. A rear lobby and utility/cloakroom complete the ground floor.

On the first floor is a landing with access to the loft space and two double bedrooms both with decorative fireplaces. The family bathroom has a shower over the bath, WC and hand wash basin.

Outside, The property is approached via a wooden gate and paved pathway to the front and side doors.

The garden offers lots of potential and is a fantastic size





wrapping around the side and rear of the property. There is a paved patio and useful timber shed. A large greenhouse is located towards the rear of the garden where there is an additional (smaller) parcel of enclosed garden land accessed via another gate. There is also a cold water tap and outside power point.

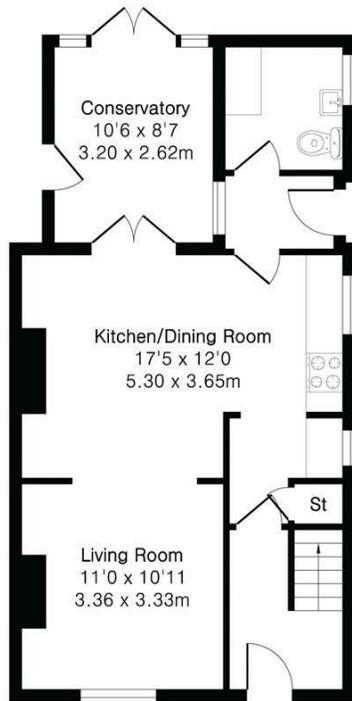
Longstanton is a thriving and well-connected village located around 10 miles from Cambridge. The village offers a good range of local amenities, including a general store with post office, a doctor's surgery, dentist, pub, and a recreation ground. Additional facilities are available in the nearby village 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 3BS What3Words: ///clots.reservoir.retaliat



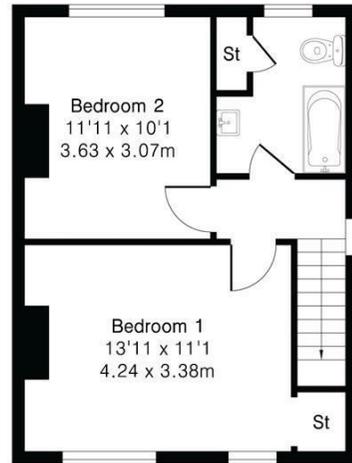
**Approximate Gross Internal Area 984 sq ft - 92 sq m**

Ground Floor Area 578 sq ft – 54 sq m

First Floor Area 406 sq ft – 38 sq m



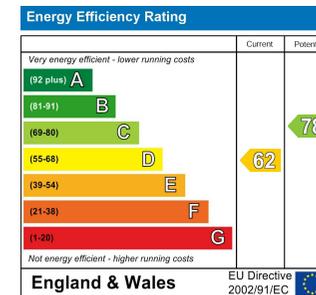
Ground Floor



First Floor



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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.