



Station Cottage, Station Road, Longstanton
CB24 3DS

Pocock+Shaw

2 Station Cottage
Longstanton
Cambridge
Cambridgeshire
CB24 3DS

A ground floor one bedroom maisonette conveniently placed close to the Guided Busway in this popular location on the northern edge of Cambridge

- Ground floor maisonette
- Double bedroom
- Living Room
- Kitchen/Breakfast Room
- Bathroom
- Double glazing
- Share of freehold
- Parking space
- Garden area to rear
- Two minute walk to Guided Busway

Guide Price £175,000



Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-Op, public house, Primary School (secondary schooling at Swavesey Village College) and superb recreational facilities including Longstanton Sports & Social Club. There is shopping available at nearby Bar Hill. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

This well proportioned maisonette is well placed to benefit from Northstowe and also enjoys its own parking space and garden area.

In detail, the accommodation comprises;

STORM PORCH with courtesy light and part glazed door to

ENTRANCE LOBBY with window to side, wall mounted electric panel heater, coat hooks, part quarry tiled flooring

KITCHEN/ BREAKFAST ROOM 9'0" x 8'8" (2.74 m x 2.64 m) with window to rear with views to gardens, built in kitchen units, worksurface with tiled splashback, stainless steel sink unit and drainer, electric cooker, washing machine, clothes dryer, extractor fan, part tiled walls, breakfast bar to one wall

LIVING ROOM 11'11" x 9'1" (3.62 m x 2.77 m) with window to side, wall mounted Dimplex storage heater, door to

BEDROOM 8'1" x 11'10" (2.47 m x 3.63 m) with window to front, wall mounted DeLonghi electric panel heater, built-in cupboard with clothes hanging rail

BATHROOM with window to rear, pine tongue and groove panelled bath with part tiled surround, WC, wash handbasin, extractor fan, wall mounted electric heater, mirror-fronted pine wall cabinet

OUTSIDE The maisonette enjoys its own parking for up to two vehicles and garden area (13m x 9m approx- includes driveway area) adjacent to the rear of the property, with flower/shrub border. The owner of no 3 Station Cottage has a pedestrian right of way to in order to access the area of garden behind.

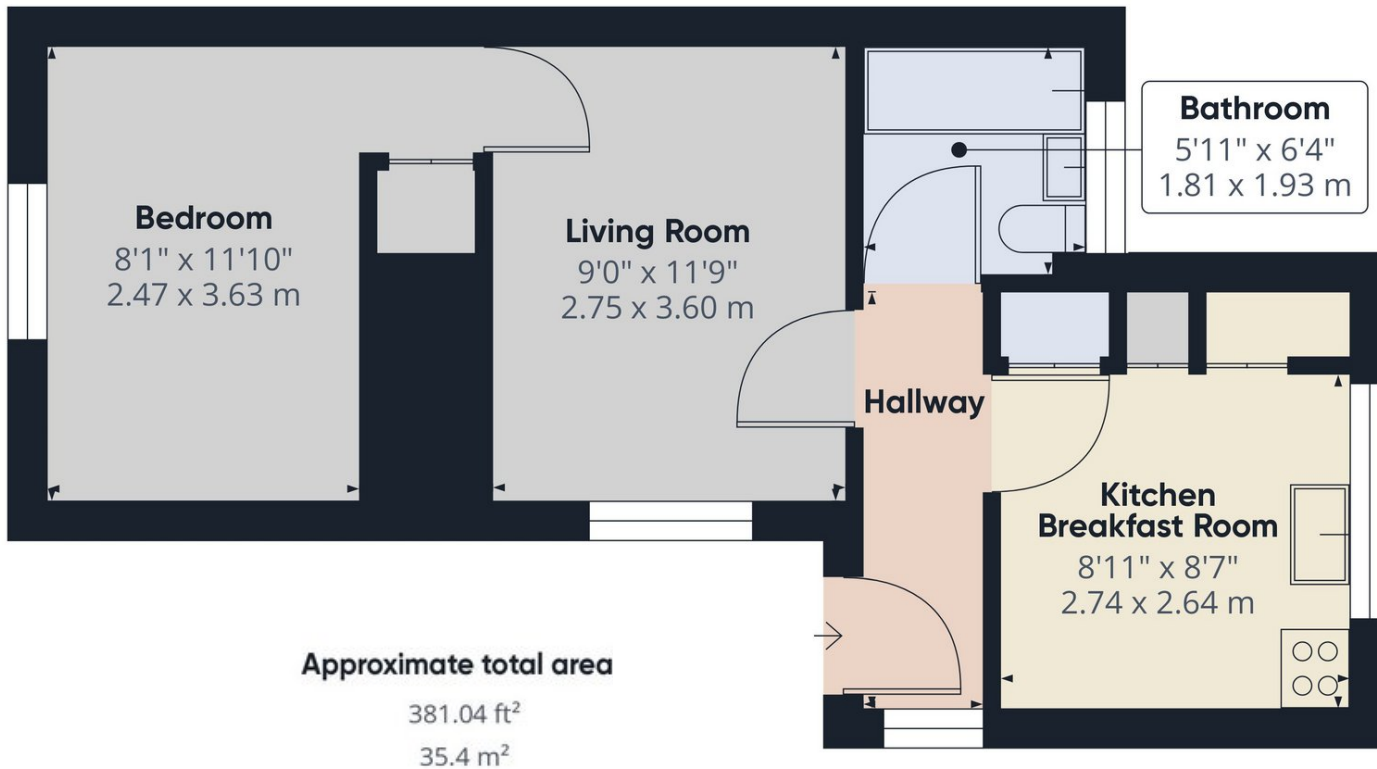
SERVICES Mains drainage and electricity connected

TENURE The property is to be sold with a 50% share of the Freehold interest and will benefit from a new lease, which we understand to be 999 years.

COUNCIL TAX Band A

VIEWING By arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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