

ENTRANCE HALL 12' 0" x 3' 6" (3.66m x 1.07m)
Radiator, thermostat, stairs to first floor, tiled flooring.

CLOAKROOM Window to front, low level WC, wash hand basin, extractor fan, electric trip switches, radiator, tiled flooring.

KITCHEN 11' 11" x 6' 2" (3.63m x 1.88m) Window to front, range of high and low level units, built in over and four ring gas hob with extractor hood over, cupboard concealing wall mounted gas boiler, plumbing and space for washing machine, inset stainless steel one and half sink unit, splashback tiling to walls, radiator, tiled flooring.

LIVING ROOM 15' 0" x 13' 2" (4.57m x 4.01m) French doors to rear garden, under stairs storage cupboard, two radiators, tiled flooring.

BEDROOM TWO 13' 1" x 9' 10" (3.99m x 3m) Window to garden, radiator.

BEDROOM THREE 11' 1" x 6' 4" (3.38m x 1.93m)
Window to front, radiator.

FIRST FLOOR LANDING Airing cupboard with hot water cylinder.

FAMILY BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m) Low level WC, wash hand basin, panelled bath, extractor fan, radiator.

SECOND FLOOR LANDING

MASTER BEDROOM 13' 0" x 10' 8" (3.96m x 3.25m)
Window to front, large walk in wardrobe, radiator.

ENSUITE Velux window, WC, wash hand basin, shower cubicle, extractor fan, inset spotlights, radiator.

PARKING AND GARDENS To the front is a lawned front garden with hedges to the front.

Rear garden is laid to lawn with patio area and a gate to the single garage and parking space.

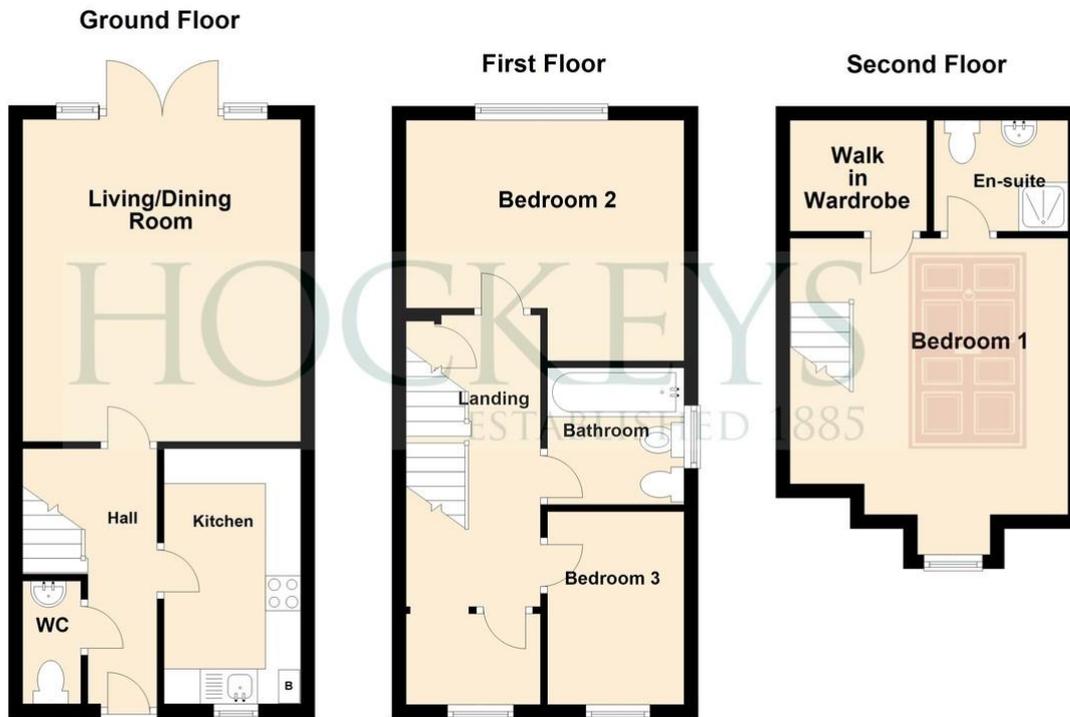
Garage has a pitched roof with light and power.



LOCATION AND FACILITIES Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose built town of Northstowe that is currently in development.





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12 Over Road, Longstanton, Cambridge,
CB24 3GP

£295,000 Freehold

A well presented townhouse with south facing garden and garage, situated on the edge of this popular development. The property benefits from having three good size bedrooms - with a walk in wardrobe and ensuite to master, a living room with French doors to the garden, and a modern kitchen and bathroom. There is also a generous front garden setting the property back from the road.



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