



Magdalene Close, Cambridge, CB24 3EG
£285,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Overlooking a small green within this sought after ex MOD development. Popular for their generously proportioned rooms and pleasant leafy surrounds, this spacious end of terrace house is an ideal FTB or investment. The property is in excellent order throughout and includes a ground floor utility room/WC, open plan lounge/diner. There are two large double bedrooms and a refitted bathroom.

INTERIOR

The spacious hallway leads to a ground floor utility room/WC, a modern kitchen over looks the recently landscaped garden. There is also a generous open plan living/dining room with study area and patio doors. The first floor comprises landing with built in storage cupboards, master bedroom dual aspect windows and built-in wardrobes, the second bedroom is also a good size double. With a recently refitted bathroom completing the first floor accommodation.

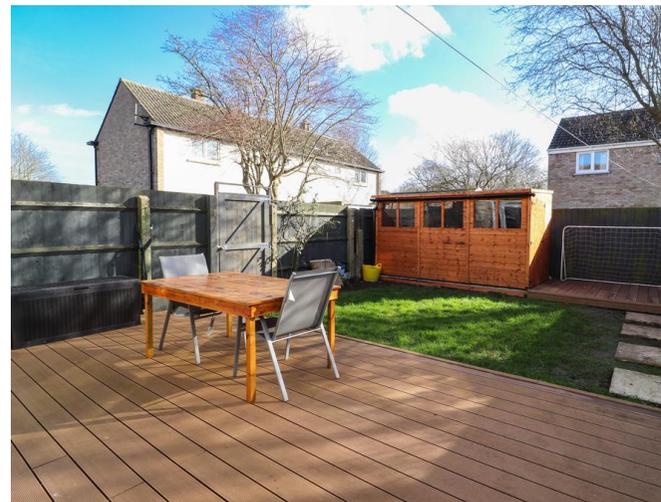
EXTERIOR

To the front of the property is a landscaped garden, a gated access leads into the rear garden which is enclosed by fencing and mainly laid to lawn, with a composite timber decked area, mature shrubs set to borders, with shed included. There are also two allocated parking spaces.



KEY FEATURES

- Popular Ex MOD
- End Terrace House
- Modern Decor Throughout
- Two Double Bedrooms
- Refitted Bathroom
- Landscaped Garden
- Allocated Parking
- On Guided Bus Route
- Easy Access to Cambridge
- Ideal FTB/Investment





LOCATION

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.

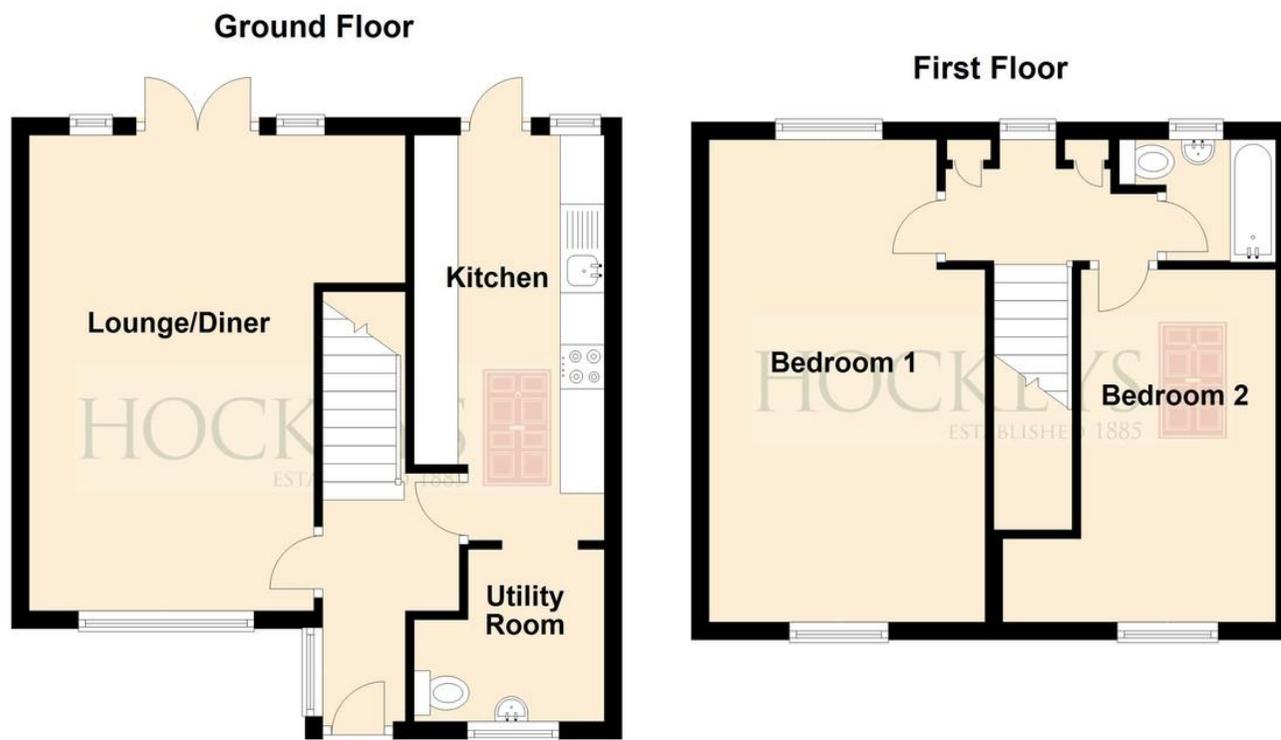


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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 B

Services
 Mains gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided Bus Stop Longstanton
 Nearest Train Stations Huntingdon 10 Miles,
 Cambridge North 10 Miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.