



Collingwood Drive, Cambridge, CB24 3GW
£250,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A chain free, two bedroom detached freehold coach house, situated within a sought after area of this popular village of Longstanton. The property is in ideal investment or first time buy.

INTERIOR

The entrance hall with stairs which lead to the first floor landing, with airing cupboard and doors off to all rooms. The generous living/dining room is open plan to the kitchen, fitted with a range of wall and base units and with space for free standing appliances. There are two double bedrooms, an en suite to master and family bathroom.

EXTERIOR

To the front of the property is a parking space and one integral garage. The property is a freehold coach house and incorporates three peppercorn lease garages, used by neighbouring properties.



LOCATION

KEY FEATURES

- No Chain
- Detached Coach House
- Freehold
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Garage
- Ideal First Time Buy/Investment
- Access to Guided Bus
- Close to Amenities
- 60 Sqm





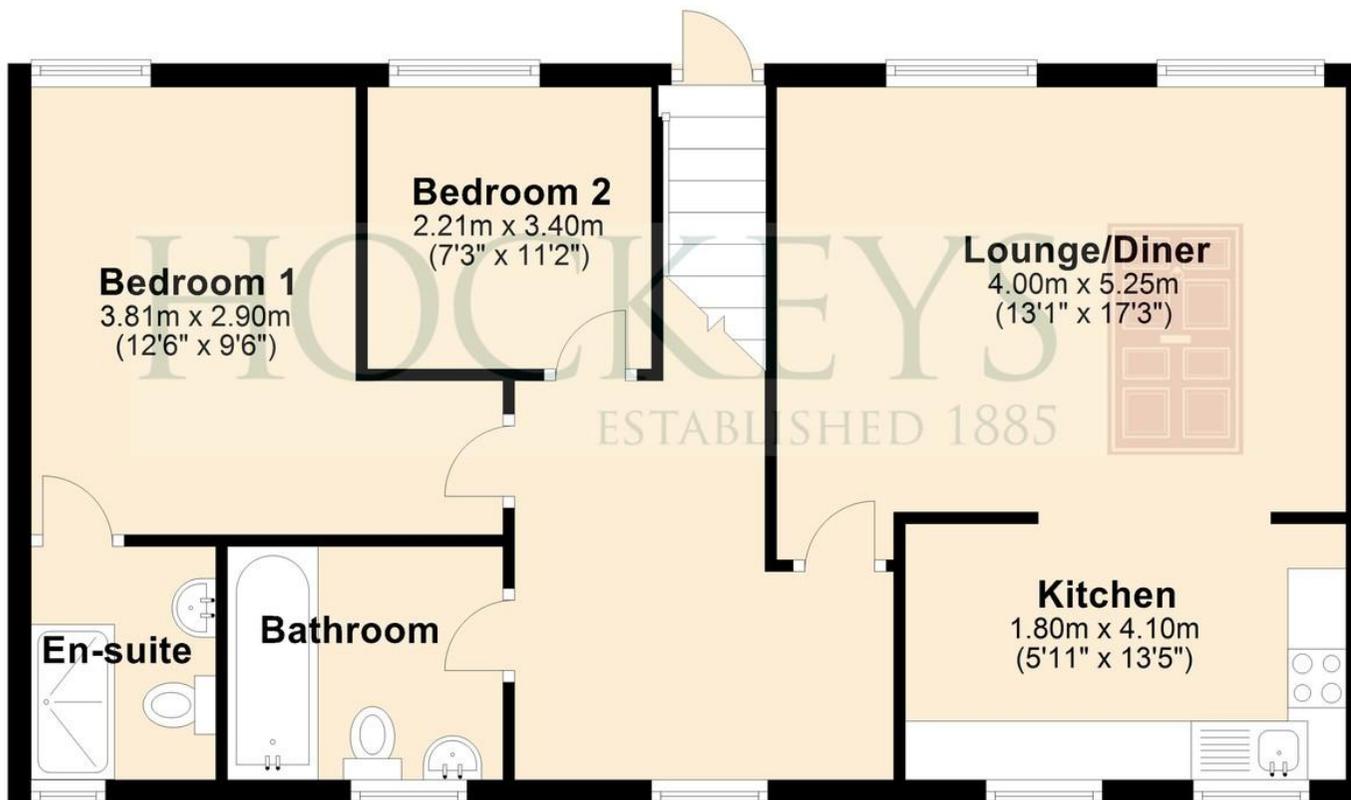
Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11.

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.





Ground Floor



ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band B
2021/2022 Annual £1,507

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided Bus Stop 0.5 miles
Nearest Train Station - Cambridge North, 10 Miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		