



Magdalene Close, Longstanton, CB24 3EQ
£290,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A bright and spacious two bedroom end terrace with south facing rear garden and two allocated parking spaces. The accommodation offers a living room with hard flooring and woodburner, a refitted kitchen and separate utility, two good size double bedrooms and a shower room.

INTERIOR

The ground floor comprises of an entrance hall, living room with hard flooring and a woodburner, kitchen with solid wood worktops and an integrated oven and hob, and a utility room. Upstairs, there are double bedrooms, a shower room, and an cupboard housing the gas boiler.

EXTERIOR

The house is set back from the road behind a lawned front garden. The rear garden is lawned with flower beds at the borders, a decked seating area and a shed. To the front there are two allocated parking spaces with further parking available for visitors.



KEY FEATURES

- Two double bedrooms
- Lounge with hard flooring and woodburner
- Refitted kitchen with solid wood worktops and integrated oven & hob
- Separate utility
- Shower room
- Energy Rating D
- South facing rear garden with timber shed and decking
- Two parking spaces





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
 2022/2023 Annual £1,585

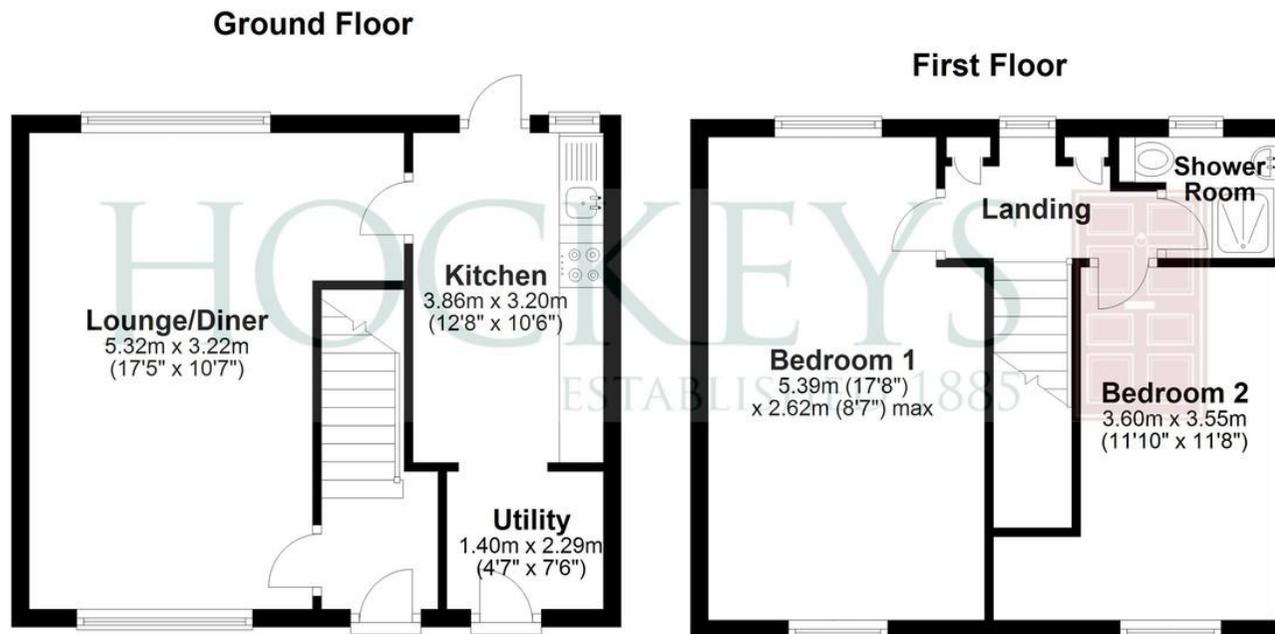
Services
 Mains gas and electricity

Transport Links
 A14, M11 and A1
 Guided Busway - 0.5 miles
 Cambridge North Train Station - 9 miles

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. Hockeys 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.