



Station Cottage, Station Road, Longstanton
CB24 3DS

Pocock + Shaw

3 Station Cottage
Station Road
Longstanton
Cambridge
Cambridgeshire
CB24 3DS

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

- First floor maisonette
- Double bedroom
- Sitting Room
- Kitchen/dining 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 Dimplex electric storage heater, coat hooks, part quarry tiled flooring, stairs to first floor

FIRST FLOOR

Living Room 11'11" x 9'1" (3.63 m x 2.78 m) with window to side, wall light points, TV point, opening to inner lobby (see later) and door to:

BEDROOM 11'11" x 8'2" (3.63 m x 2.49 m) with window to front

INNER LOBBY with door to bathroom and door to:

KITCHEN/DINING ROOM 12'7" x 11'3" (3.85 m x 3.44 m) with window to rear with views to gardens and window to front, range of fitted wall and base units with work surfaces and tiled splash backs, stainless steel sink unit and drainer, washing machine, dryer and electric cooker, dining area with fitted bench seat, extractor fan, airing cupboard with factory lagged hot water cylinder and slatted wood shelving

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

OUTSIDE This converted property is one of two maisonettes and comes with a gravelled parking space for up to two vehicles to the front. It also enjoys its own rear garden area (beyond the garden/parking area for No 2 Station Cottage) measuring approximately 14m x 5m (average) with timber shed, flower/shrub border and a sunny aspect.

SERVICES Mains water and electricity connected

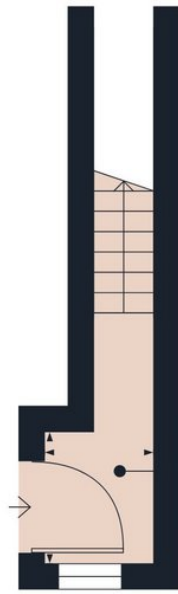
TENURE The property is to be sold with a 50% share of the Freehold interest and will benefit from a new lease, which we understand to be 999 years.

COUNCIL TAX Band A

VIEWING By appointment with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Entrance Lobby
 4'0" x 4'8"
 1.22 x 1.42 m

Approximate total area

446.27 ft²

41.46 m²

Reduced headroom

3.23 ft²

0.3 m²



Bedroom
 8'1" x 11'10"
 2.48 x 3.61 m

Living Room
 9'0" x 11'10"
 2.75 x 3.61 m

Bathroom
 6'5" x 6'3"
 1.98 x 1.93 m

Kitchen
 12'7" x 11'3"
 3.85 x 3.44 m



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