



16 Ladywalk, Longstanton, Cambridge, CB24 3ED
Guide Price £325,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, TWO-BEDROOM BUNGALOW LOCATED WITHIN LADYWALK, A QUIET CUL-DE-SAC TO THE CENTRE OF THE VILLAGE.

- Detached bungalow
- Constructed in 1977
- 0.08 acre plot
- Driveway parking and garage
- Council tax band-D
- 2 bedrooms, 1 reception room, 1 bathroom
- 739.1 sqft / 68.7 sqm
- Gas fired central heating to radiators
- EPC - C/ 69

Constructed in 1977 this detached bungalow is in fantastic decorative order throughout and measures 68.7 sqm / 739.1 sqft.

Occupying a corner plot, this detached residence comprises of two-bedrooms, both situated to the front of the property and overlooking the front garden and a spacious reception room with sliding doors which open onto the garden to the rear. The kitchen is adjacent to the living room and benefits from storage at both base level and eye level, generous levels of workspace and space for a dining table and chairs. Integrated appliances within the kitchen include an oven, a microwave, a four-ring gas hob, and space for a washing machine. Completing the internal accommodation is a shower room with double enclosed shower, sink with vanity unit below, and a low-level WC.

Externally, to the front is a concrete laid driveway which leads up to the garage as well as a lawn area with herbaceous border. The rear garden of the property is fully enclosed, laid predominantly to lawn with a patio area accessible off the living room. The rear garden wraps around the property and to the side is a greenhouse and timber built shed neatly tucked away.

Location

Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-op convenience store, public house, two medieval churches, primary school, Longstanton Dental Practice, veterinary practice and superb recreational facilities including Longstanton Sports & Social Club. There is the recently opened Northstowe Tap and Social - a wonderful coffee shop/pub that is just a short walk away. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. 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 Addenbrooke's Hospital.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council

Council tax band-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Floor Plan

Main area: approx. 68.7 sq. metres (739.1 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.4 sq. feet)



Main area: Approx. 68.7 sq. metres (739.1 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

85

69

