

Ideal First Home
Rampton Drift
Longstanton
Cambridge
Longstanton CB24
3EW £275,000
Freehold

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Ref: HRT110711772



Immaculately presented three bedroom Chain Free end of terraced family home nestled in the village of Longstanton, Ideal for FTB or Investment purpose and early viewings are highly recommend.

- **Not To Be Missed**
- **Ideal Ftb**
- **Three Bedrooms**
- **End Terrace**
- **Well Maintained**
- **Enclosed Garden**
- **Allocated Parking**
- **Good Access Links**



Entrance Hall 11' 2" x 9' 5" (3.4m x 2.87m)

Part glazed external door, under stairs storage cupboard, Colum radiator built in cupboard, stairs to first floor.

Cloakroom

Obscure window to front aspect, low level w.c, wash hand basin with mixer tap.

Kitchen / Diner 19' 7" x 9' 2" (5.97m x 2.79m)

UPVC window to to the front of the property, French doors leading to rear garden, range of matching eye level white gloss base and wall mounted units, built in oven with gas hob, stainless steel sink with drainer and mixer tap. Pantry cupboard, two radiators, laminate wood flooring and door to living room.

Living Room 13' 11" x 10' 5" (4.24m x 3.18m)

UPVC double glazed window with views over the rear garden. Radiator, laminate flooring and TV Point.

Landing

Window to front aspect, loft access, built in cupboard housing Vaillant gas boiler, built in cupboard housing hot water cylinder.

Master Bedroom 13' 6" x 9' 6" (4.11m x 2.9m)

UPVC double glazed windows to rear, double built in wardrobes with shelving and hanging, single radiator and fitted carpets.

Bedroom Two 13' 7" x 8' 1" (4.14m x 2.46m)

Upvc double glazed window to rear, double fitted wardrobe, single radiator and fitted carpets.

Bedroom Three 11' 7" x 5' 6" (3.53m x 1.68m)

UPVC double glazed window to rear, fitted carpets and radiator.

Separate WC

Obscured double glazed window to front, low level WC and brick affect fully tiled walls.

Family Bathroom

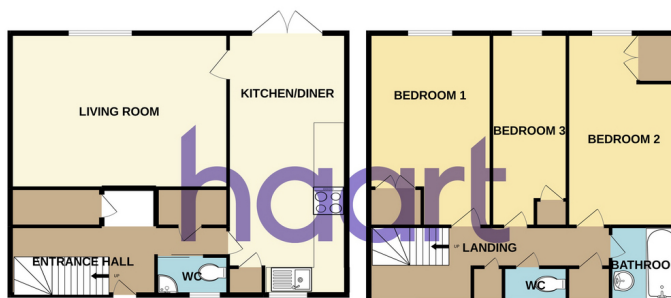
Obscure Upvc double glazed windows to front, two piece suite comprising, wash hand basin, bath with electric shower over.

Garden

Fully enclosed neatly presented rear garden is laid to lawn with a patio ready for summer BBQs, raised boarder's and beds, rear gate leading to the parking area with a single allocated parking space, brick storage shed.

Agents Note

There is a service charge of Â£331.66 which is payable per annum. (subject to confirmation /change)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/22

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		87
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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