



4 Rectory Close
Longstanton, CB24 3BL

Guide price £270,000



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- Convenient village location
- Allocated parking
- Enclosed garden
- Well presented

A well-presented two bedroom mid-terraced house, with an enclosed rear garden and parking, situated within a popular residential area.

The accommodation includes an entrance hallway with three useful storage cupboards and further space under the stairs. Off of the entrance hall, the kitchen has been recently upgraded and is fitted with wall and base units with work surfaces over, space and plumbing for white goods and a full height fridge freezer. The living/dining room is located at the rear of the property with a set of doors leading to the garden.

On the first floor, the landing leads to two bedrooms and a family bathroom with a shower over the bath, WC and handwash basin.

Outside, The rear garden is laid to lawn with a decked area adjacent to the house. There is a useful timber shed, and gated rear access.





Longstanton is a thriving and well-connected village located around 10 miles from Cambridge. The village offers a good range of local amenities, including a general store with post office, a doctor's surgery, dentist, pub, and a recreation ground. Additional facilities are available in the nearby village of Willingham, while a Tesco superstore can be found at Bar Hill. Families are well served by education options, with a primary school in the village, secondary schooling at the highly regarded Swavesey Village College, and a new school in Northstowe. Commuters benefit from excellent transport links, with convenient access to the A14 and M11, as well as a guided busway station between Longstanton and Willingham, offering regular services to both Cambridge and St Ives.

SatNav: CB24 3BL

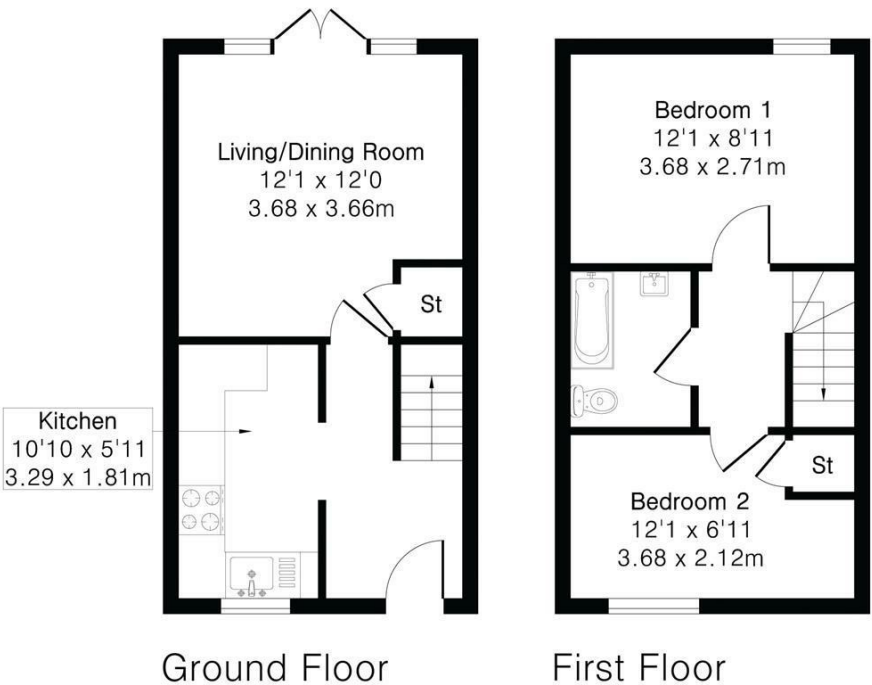
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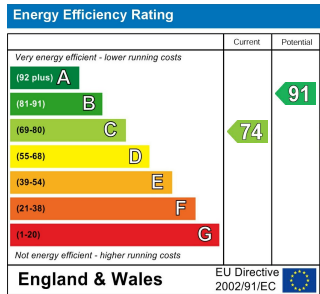
Approximate Gross Internal Area 558 sq ft - 52 sq m

Ground Floor Area 279 sq ft – 26 sq m

First Floor Area 279 sq ft – 26 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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