



Sheepwash Way, Longstanton Cambridge

£280,000 **Freehold**

**Sharman
Quinney**

Key Features



- Ideal first-time buyer or home mover purchase
- Two-bedroom home
- Spacious living/dining room
- Well-equipped kitchen
- Low maintenance rear garden

Upon entering the property, you are welcomed into a spacious living room featuring double-glazed windows to the front aspect and double radiators. The generous proportions of the room provide excellent flexibility for a variety of furniture layouts, making it an ideal space for both relaxing and entertaining.

To the rear of the property is the well-appointed kitchen, fitted with integrated appliances, ample worktop surfaces and offers direct access to the rear garden.

Completing the downstairs is the convenient wc, including hand wash basin, extractor fan and double radiator. Upstairs, the accommodation is fully carpeted (excluding the bathroom) and comprises two well-



sized bedrooms. The principal bedroom comfortably accommodates a king-size bed and features built-in wardrobes. The second bedroom offers versatile accommodation and would be ideal as a child's bedroom, guest room, home office, or study. The combination boiler has recently been replaced and can be found upstairs.

Externally, the property provides an easily maintainable garden which is mostly laid to lawn, with an ideal patio area for entertaining and outside dining. The property also provides one allocated parking space.

The village offers a good range of everyday amenities, including a primary school, local shops, a Co-operative food store, post office, and traditional village pub. Excellent transport links are provided by the guided busway, offering convenient access to Cambridge and neighbouring villages, further enhancing the appeal of the location.

All measurements are stated on the floorplan

Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is an employee and /or (a close associate) of Sharman Quinney Holdings Ltd.



"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102374 - 0016

