



Sheepwash Way, Longstanton Cambridge
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- End terrace family home
- Two well portioned bedrooms
- Spacious living and dining area
- Downstairs wc
- Two allocated parking spaces

The ground floor comprises an entrance hall providing access to the principal accommodation and the first-floor landing. There is a spacious living/dining room offering excellent flexibility for both everyday living and entertaining, alongside a fitted kitchen with direct access to the rear garden and a convenient cloakroom/WC.

Upstairs, the property benefits from two well-proportioned bedrooms. The generous principal bedroom provides ample space for a range of furniture, while the second bedroom offers excellent versatility and could be utilised as a guest bedroom, nursery, study, or hobby room, allowing the accommodation to adapt to a variety of needs.

The family bathroom is partially tiled and fitted with a low-level WC, hand wash basin with tiled splashback, and a panelled bath with shower over,



providing a practical and functional space for everyday use.

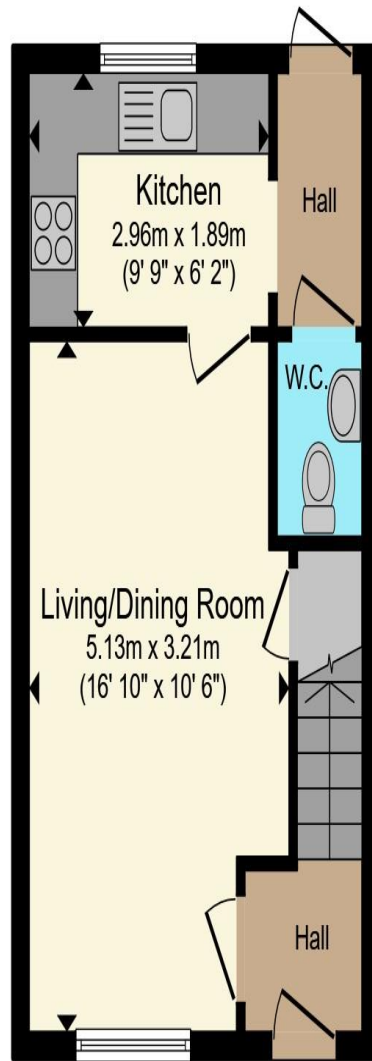
Externally, the property enjoys a low-maintenance rear garden, predominantly laid to gravel and patio, providing an ideal space for outdoor dining and relaxation. The garden also benefits from side access leading directly to and from the two allocated parking spaces, offering excellent convenience for day-to-day living.

Overall, the property offers a practical and well-balanced layout with plenty of potential for personalisation, complemented by the benefit of two allocated parking spaces.

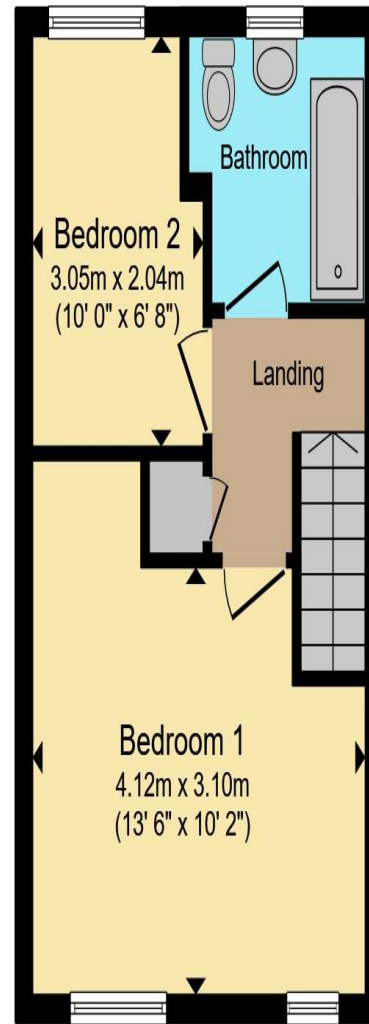
The village offers a good range of everyday amenities, including a primary school, local shops, a Co-operative food store, post office, and traditional village pub. Excellent transport links are provided by the guided busway, offering convenient access to Cambridge and neighbouring villages, further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

"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."





Ground Floor



First Floor

Total floor area 58.5 m² (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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: ORP102424 - 0004

