



Long Road, Comberton
CB23 7DG

Pocock + Shaw

65 Long Road
Comberton
Cambridge
Cambridgeshire
CB23 7DG

A very well presented three bedroom detached bungalow set on a lovely mature plot, in the highly sought after village of Comberton. With a double garage and ample parking.

- Reception hall
- Sitting room with open fireplace
- Large kitchen family room
- Three bedrooms
- En-suite to main bedroom
- Family bathroom
- Double garage
- Oil fired heating and solar panels
- Large mature corner plot
- Solar panels - fully owned and included

Offers in region of £650,000



Built in 1935, this detached bungalow is set on the edge of the sought after village of Comberton, five miles west of Cambridge City. The highly regarded Village College and Primary school are just a short walk away, along with the general store and Post Office.

The property has been extended in recent years to provide a large kitchen family room and en-suite shower room to the master bedroom.

Part glazed entrance door to

Reception hall Radiator, access to loft space. Single built in airing cupboard. Door to:

Sitting room 12'10" x 11'10" (3.91 m x 3.61 m) A well appointed room, with windows to the front and side. Radiator and coved cornice. Feature open fireplace with mantle and slate hearth.

Family Kitchen room 18'5" x 14'8" (5.61 m x 4.47 m) An extremely well fitted kitchen area with range of light oak fronted units set under a contrasting work surface. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, range of matching base and wall mounted units. Four burner ceramic hob, with double eye level oven, and fitted canopy extractor fan. Space and plumbing for washing machine. Under floor heating. Window to the rear and side aspects, door to side and double French doors to the rear garden.

Bedroom one 11'6" x 8'1" (3.51 m x 2.46 m) Window to the side and single radiator. Door to:

En-suite shower room Counter set wash basin with cupboard beneath, enclosed cistern WC and corner shower cubicle. Part ceramic tiling to the walls, and floor. Underfloor heating and window to the side.

Bedroom two 12'0" x 10'9" (3.66 m x 3.28 m) Window to the side and single radiator. Picture rail and coved cornice, feature fireplace with ornamental tiled surround, double fitted wardrobe.

Bedroom three 10'9" x 10'1" (3.28 m x 3.07 m) Window to the front and side, single radiator. Picture rail.

Bathroom Fitted white suite with pedestal wash basin, enclosed cistern WC and bath, with fitted mixer tap and shower attachment. Part ceramic tiling to the walls and floor. Heated towel rail and underfloor heating. Window to the side.

Outside

Front garden Set on a large mature plot, hedgerow to the front and side boundary. Lawned front and side garden. Block paviour driveway providing off road parking for several vehicles, leading to:

Double garage With roller shutter double door. Power and light connected. Courtesy door to the side.

Rear garden Mostly lawned, with numerous flower and shrub borders and small trees. Patio area, enclosed to all boundaries.

Services All mains services with the exception of gas.

Tenure The property is Freehold

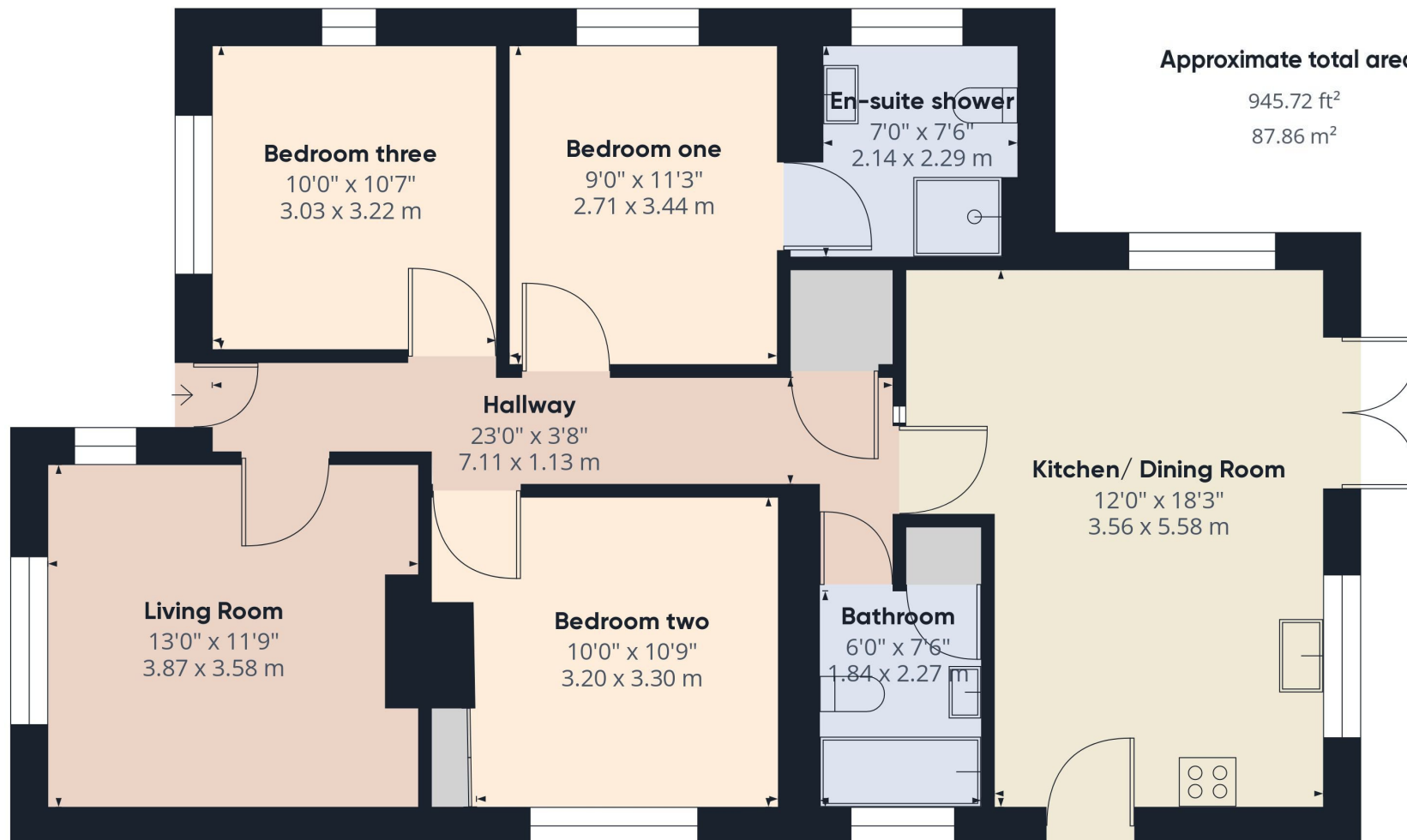
Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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