



Green End, Landbeach, CB25 9FD
£290,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An immaculately presented, two double bedroom home that has been lovingly improved by the current owners and provides spacious outdoor space. This fantastic starter home is situated in the quiet village of Landbeach only a six-minute Drive to the Waterbeach Station and only fifteen minutes into Cambridge City Centre.

INTERIOR

This fantastic starter home has been well modernised throughout. Upon entering through the front door, you are welcomed into a naturally light hallway with doors leading to the recently fitted kitchen with a range of wall and floor mounted base units, as well as the living room diner that has patio doors to the rear garden. Upstairs are two double bedrooms, with the master having fitted wardrobe storage. Lastly there has been a modernised bathroom fitted with a separate toilet off the landing.

EXTERIOR

The property provides excellent outdoor space that has been thoughtfully landscaped by the current owners with a perfect blend between patio and lawn whilst being fully enclosed and provides rear access. In addition, there is also on street parking with a shingle front garden.



KEY FEATURES

- Two Double Bedrooms
- Mid Terraced Home
- Situated In a Village Location
- Landscaped Garden
- Immaculately Presented Throughout
- Recently Fitted Kitchen and Bathroom
- On-Street Parking





LOCATION

Landbeach is a small village lying about 3 miles north of Cambridge between Waterbeach, Milton and Cottenham, with the cathedral city of Ely about 11 miles to the north.

The nearby A10 provides convenient access to the A14, Cambridge and Ely, with the railway station in Waterbeach also providing fast access into Cambridge and London. Primary schooling is available at the neighbouring Waterbeach Primary School located about 1.5 miles away and rated 'Good' by Ofsted. Secondary schooling is provided at Cottenham Village College, located about 3 miles (4.83 kilometres) away.

Local facilities include an Anglican church, a second Baptist church, a village hall and an antiques shop. On the edge of the village along the A10 there are several hotels and a Bangladeshi and Indian restaurant and takeaway. There is also Leyland Water close by which is used by the Waterbeach Angling Club, a non-commercial fishing club run by local volunteers.



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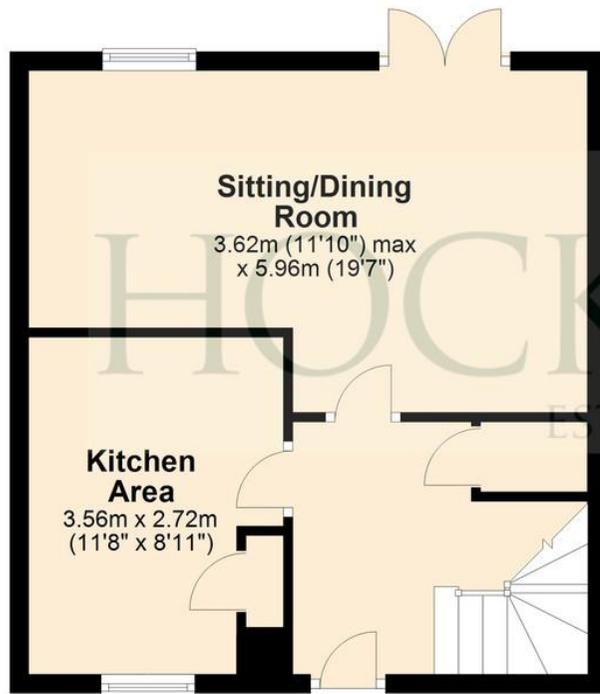
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Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

67 Green End, Landbeach

ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire Council

Council Tax Band
Tax Band C

Services
Mains

Transport Links
Bus and Train

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.