ENTRANCE PORCH Double glazed external door, door to entrance hallway.

ENTRANCE HALLWAY Radiator, coving, airing cupboard, doors to bedrooms, living room, bathroom and kitchen.

KITCHEN Double glazed window to front aspect, double glazed door to side, range of matching base and wall mounted units, inset stainless steel sink unit with drainer, electric oven with four ring electric hob and extractor hood over. Space and plumbing for washing machine, space for fridge/freezer, gas boiler.

LIVING ROOM 19' 1" x 13' 10" (5.84m x 4.22m) Double glazed window to rear aspect overlooking the garden, double glazed glass panelled door to rear garden, coving, two radiators, built in cupboard.

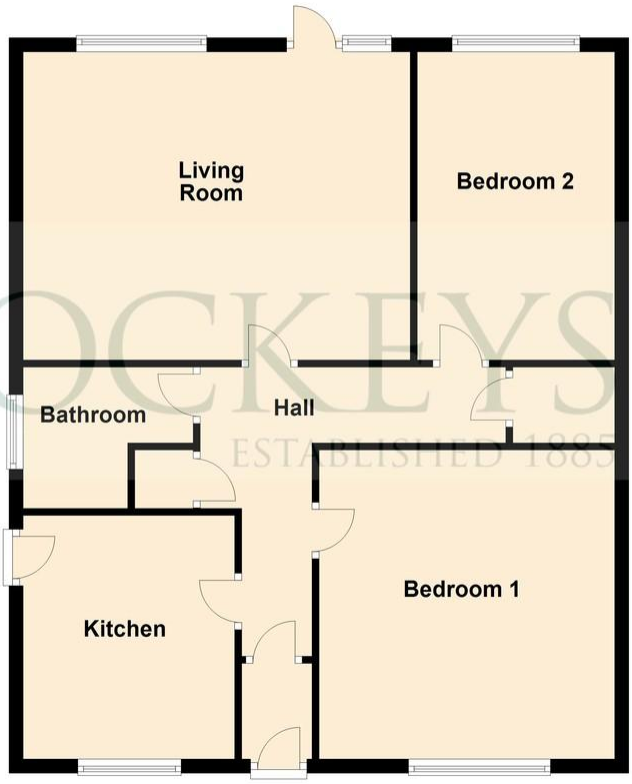
BATHROOM Obscured double glazed window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin with tiled splash back, corner shower cubicle, loft access, coving.

BEDROOM ONE 14' 4" x 13' 8" (4.37m x 4.19m) Double glazed window to front aspect, two radiators, coving.

BEDROOM TWO 13' 9" x 8' 8" (4.21m x 2.65m) Double glazed window to rear aspect, radiator, coving.

OUTSIDE To the front of the property is a range of mature shrubs and trees, picket fencing to the boundary, gated side access, pathway leading to the front door and a shingle driveway leading to the garage. The rear garden offers a good degree of privacy in our opinion, is laid to patio with mature plant and shrub borders, personal door to garage, all fully enclosed.

Floor Plan



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HOCKEYS
ESTABLISHED 1885

11 Camps Close, Waterbeach, Cambridge, CB25 9NT

£310,000 Freehold

A home that offers excellent outside space and accommodation all on one floor. This two double bedroom, semi-detached bungalow still has great potential for the next homeowner to put their own stamp on the property, with a light and airy living room overlooking the wrap-around garden whilst still offering access to Cambridge City Centre via the Waterbeach Train Station.

HOCKEYS
ESTABLISHED 1885