



Anglers Way, Cambridge, CB25 9RD
£375,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A beautiful three-bedroom home situated within a popular development of family and starter homes in Waterbeach just a five minute cycle from the Waterbeach Station. The property provides spacious accommodation and is in immaculate condition throughout.

INTERIOR

The property opens into the porch which leads onto the long living room. Off the second hall are doors to the modern kitchen/dining room, downstairs WC and integral garage. Upstairs are three bedrooms, all of which are doubles and the master having an en-suite, along with the family bathroom.

EXTERIOR

To the front of the property is parking for two cars and side access to the rear garden. The rear garden is part patio/part laid to lawn and fully enclosed.



KEY FEATURES

- Three bedrooms
- En-suite to master
- Parking for two cars
- Village location
- Close to Waterbeach Station
- Popular development





LOCATION

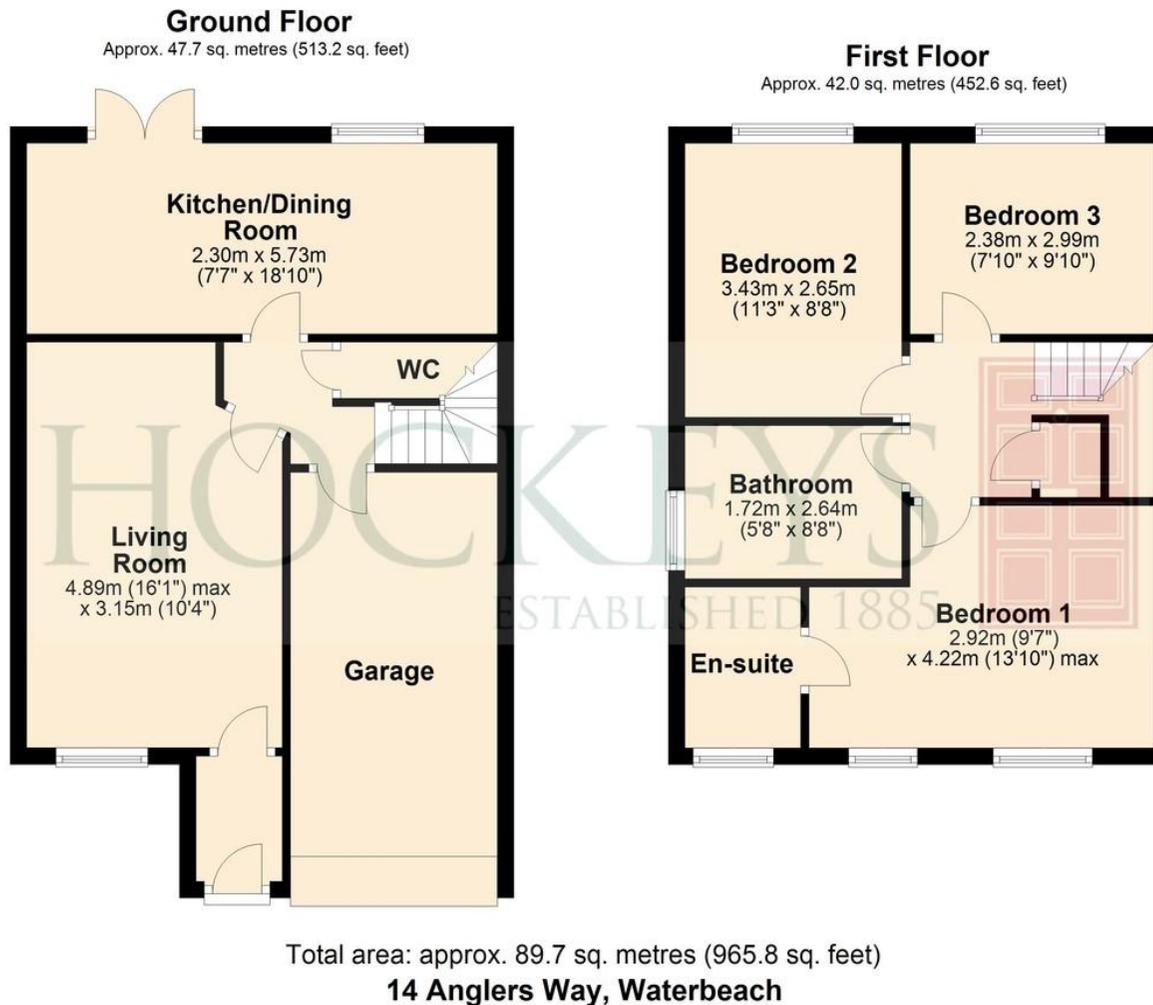
Waterbeach is a fantastic village for commuters as it has a railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access onto the A10 and A14.

Waterbeach has been around since the 12th century and has still kept much of its heritage including Denny Abbey, a former Benedictine monastery which is now used as a farmland museum

To the east of the village runs the river Cam which is used by the Cambridge Motor Boat Club and the Cam Sailing Club. The recreation ground is well-equipped with two football pitches, a cricket pitch, tennis court and is used by the Waterbeach Colts FC, a charter standard youth club.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village.





ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire District Council

Council Tax Band
C, £1,742.40 per year

Services
Gas

Transport Links
Train and bus

Energy Rating
Energy Efficiency Rating A

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		