



Watermans Road, Cambridge, CB25 9RP
£300,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An amazing property for first-time buyers looking to get on the ladder, within a popular development in Waterbeach just over one mile from the Waterbeach Station that provides easy access into London and Cambridge City Centre. This two double bedroom end of terrace is ready to move in and provides, a spacious living room and a kitchen/diner that overlooks the rear garden.

INTERIOR

Entering through the front door into the hallway are doors leading to the WC and the perfect living space that provides understairs storage as well as a door leading to the kitchen/diner. The kitchen/diner has modern wall and floor mounted base units and provides space for a dining table and access to the rear garden. Upstairs are two spacious double rooms with the bedroom one having built-in storage and the family bathroom off the landing.

EXTERIOR

The property conveniently provides two allocated parking spaces and a large rear garden which is fully enclosed and mainly laid to lawn with a small patio area and garden shed.



KEY FEATURES

- Two Double Bedrooms
- Popular Development Location
- Large And Enclosed Rear Garden
- End Of Terrace
- Two Allocated Parking Spaces
- Close To Waterbeach Station
- Fast Fibre Broadband





LOCATION

Waterbeach is a large, well-served village, located approximately 6 miles north of Cambridge and 11 miles southwest of Ely. 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 to the A10 and A14.

Waterbeach has been around since the 12th century and has kept much of its heritage including Denny Abbey; a former Benedictine monastery that is now a farmland museum. To the east of the village runs the river Cam which is used by the Cambridge Motorboat Club and the Cam Sailing Club. The recreation ground is also well-equipped with football pitches, a cricket pitch and a tennis court.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village. Local facilities include a social club, library, takeaways, newsagents, playgroup and a church. There are also three pubs in the village.



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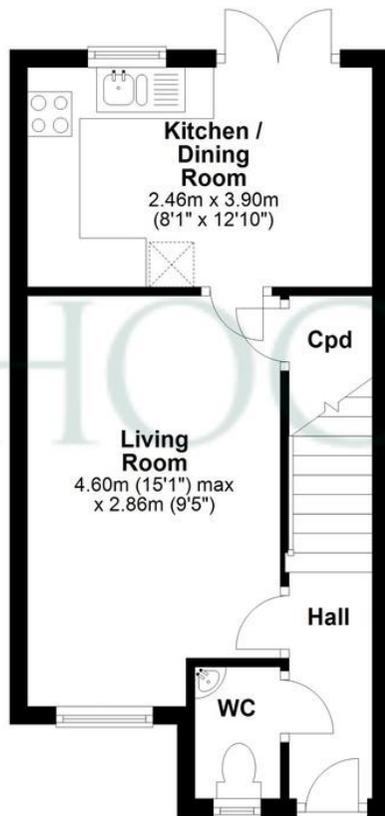
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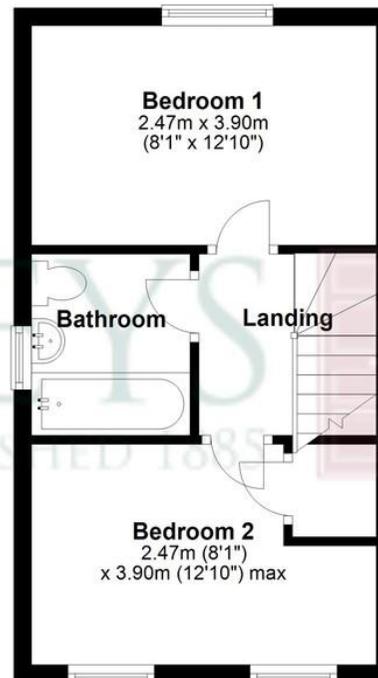
Ground Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
 South Cambridgeshire

Council Tax Band
 Tax Band B

Services
 Gas and Electric

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		92 A
81-91	B		
69-80	C	77 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.