



Capper Road, Cambridge, CB25 9LY
£325,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A spacious, two bedroom, semi-detached home situated within a popular development in Waterbeach only a five minutes drive from the Train station. This home provides spacious accommodation throughout the ground floor along with an extra reception room and two double bedrooms.

INTERIOR

Upon entering through the front door you are welcomed into the hallway which provides doors to the living room, benefitting from a cosy woodburning stove and patio doors to the rear garden. In addition, there is a double aspect kitchen/breakfast room and an extended reception room which can double up nicely as a study, work from home space or potentially a third bedroom. Upstairs are two double bedrooms, both having large built-in wardrobe spaces along with the family bathroom.

EXTERIOR

The home is situated at the end of a popular development that provides on street parking and access to the front of the property along with a small lawned front garden. To the rear is a large and enclosed garden with a pleasant decking area.



LOCATION

KEY FEATURES

- Two Double Bedrooms
- Village Location
- Semi-Detached
- Extended Home
- Popular Development
- Spacious Garden





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.



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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band B
 2021/2022 Annual £1,499.86

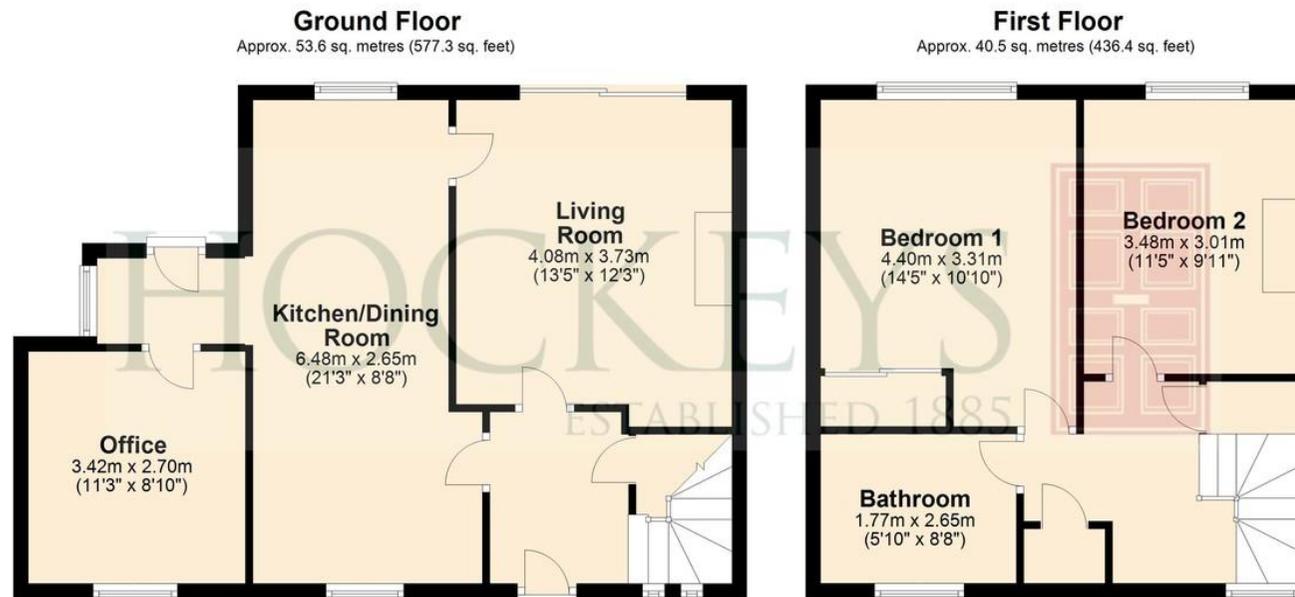
Services
 Mains

Transport Links
 Train and bus

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)
36 Capper Road, Waterbeach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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. Hockeys 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.