

11 Shipp's Field
Waterbeach, CB25 9DZ

Guide price £300,000

11 Shipp's Field

Waterbeach, CB25 9DZ

- Two bedrooms
- Allocated parking
- Enclosed rear garden
- Ideal first time buy

Offering approximately 670 sq ft of accommodation this well presented two bedroom home benefits from allocated off-road parking and an enclosed rear garden.

The property opens into a welcoming living room, featuring stairs rising to the first floor and providing access through to the kitchen/dining room.

The kitchen/dining room is fitted with a range of wall and base-level units with work surfaces over and benefits from a selection of integrated appliances, including an oven, five-ring gas hob, washing machine, fridge and freezer. Patio doors provide direct access onto the rear garden, creating a pleasant connection between the kitchen and outside space.

A useful ground floor cloakroom completes the ground floor accommodation.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage. The family bathroom is fitted with a bath with shower over, WC, wash hand basin and heated towel rail.

To the front of the property is allocated off-road parking, while gated access leads through to the enclosed rear garden. The garden





is predominantly laid to lawn and benefits from a decked seating area and useful timber shed, providing a practical and private outdoor space.

Agents' Note- There is an annual service charge of approximately £230 per annum.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge.

SatNav: CB25 9DZ

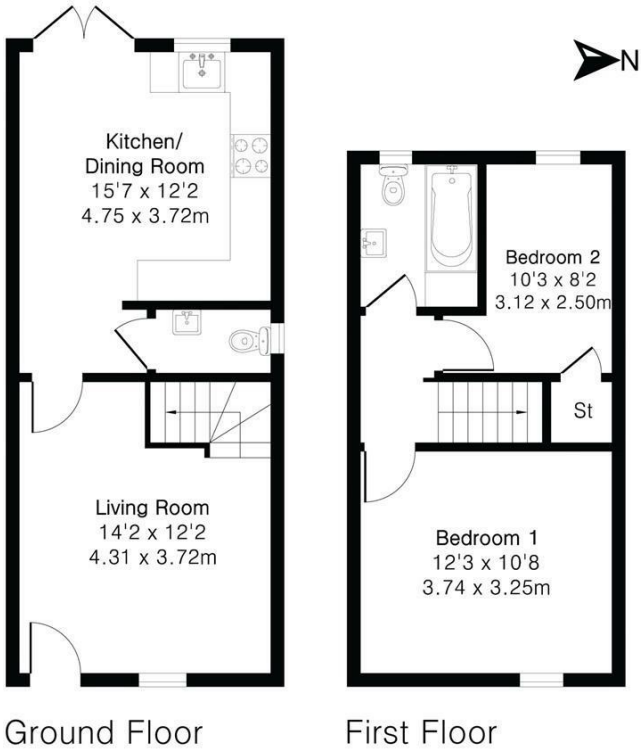
What3words: ///value.leap.reassured



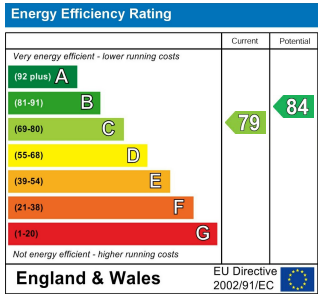
Approximate Gross Internal Area 670 sq ft - 62 sq m

Ground Floor Area 368 sq ft – 34 sq m

First Floor Area 302 sq ft – 28 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.