



Capper Road, Waterbeach, CB25 9LY



Capper Road

Waterbeach,
CB25 9LY

A well presented three bedroom mid terrace home situated within a sought after residential location. The recently decorated and well presented accommodation extends to approximately 949 sq. ft. Arranged over two floors with the added benefit of an allocated parking space and private rear garden.

LOCATION

Waterbeach boasts excellent transport links and a range of amenities, making it an ideal residential choice. Situated just north of Cambridge, the village enjoys proximity to major roadways, including the A10 and A14, facilitating convenient travel to surrounding areas. The Waterbeach railway station connects residents to Cambridge in under 10 minutes and London in approximately one hour, enhancing commuting options. The village is complemented by a selection of shops, schools, and recreational spaces, contributing to a well-rounded community lifestyle. With its strategic location and well-developed infrastructure, Waterbeach combines accessibility and local services to offer residents a comfortable and connected living experience.

3 1 1

Guide Price £350,000





GROUND FLOOR

ENTRANCE PORCH

With entrance door, window to the side aspect, stairs to the first floor, wood effect flooring, doors to guest cloakroom and lounge, opening to:

KITCHEN/DINER

With window to the rear aspect, range of eye and base level units, worktop with inset four ring gas hob with extractor hood over, inset sink and a half with mixer tap over, integrated appliances include dishwasher, washing machine and oven, space for fridge freezer, wood effect flooring, under stairs storage cupboard, door to the garden, door to:

LOUNGE

With window to the front aspect, French doors to the garden.

GUEST CLOAKROOM

With window to the front aspect, low level wc with eco flush button, pedestal hand wash basin with chrome mixer tap over.

FIRST FLOOR

LANDING

With window to the rear aspect, storage cupboard housing boiler, loft access via hatch, doors to:

BEDROOM ONE

With window to the front aspect, integral wardrobe with sliding door.

BEDROOM TWO

With window to the front aspect, integral wardrobe with sliding doors.

BEDROOM THREE

With window to the rear aspect.

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, panelled bath with shower over, part tiled walls.

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn with a patio area, storage shed, outside tap and gated access to the parking area.

The front garden is mostly laid to lawn with a pathway leading to the entrance door and features a decorative gravel and shrub area.



Approximate Gross Internal Area 949 sq ft – 88 sq m
 Ground Floor Area 506 sq ft – 47 sq m
 First Floor Area 443 sq ft – 41 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £350,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - South Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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