



10 Fletcher Avenue
Waterbeach, CB25 9LZ

Offers over £350,000



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- Spacious accommodation
- Generous garden
- 2 double bedrooms

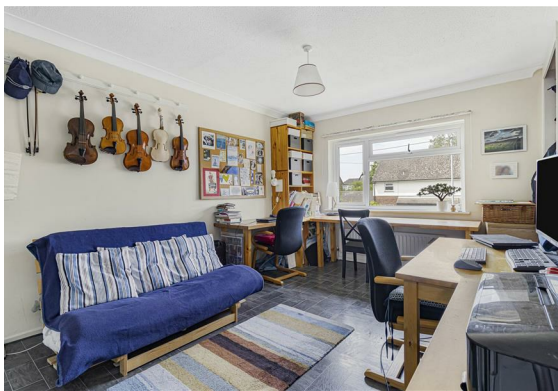
A bright and spacious 2-bedroom semi-detached house with a generous garden, situated in a popular residential development within convenient reach of the local amenities and train station.

The accommodation is well presented and comprises an entrance hall with a useful storage cupboard and stairs to the first floor. Beyond the entrance hall is a spacious and light living area with a dual aspect over the front and rear gardens.

The kitchen/dining room is well appointed and fitted with wall and base units with work surfaces. There is an integrated dishwasher and washing machine and space for a full-height fridge/freezer.

On the first floor, the landing has two large storage cupboards and leads to two double bedrooms. The master bedroom is particularly spacious, Bedroom two is a great size and has a fitted wardrobe. The family bathroom comprises a bath with a shower over, WC, and a hand wash basin.

Outside; the property is





approached via a paved pathway leading to the front door, with planted borders. Gated side access leads to the rear garden which is a great size and is mainly laid to lawn and surrounded by an array of ornamental and fruit trees. There is a useful large brick built storage shed/outhouse which could be adjoined to the main house to create a study or utility room.

Agents Note- There is an estate charge payable to the management company Flaxfields of approximately £282.52 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, 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.

Sat Nav: CB25 9LZ

What3Words: ///besotted.playback.spellings



Floor Plan

Approximate Gross Internal Area 911 sq ft - 85 sq m

Ground Floor Area 484 sq ft – 45 sq m

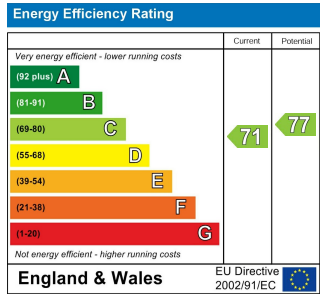
First Floor Area 427 sq ft – 40 sq m



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: B