



11 Fletcher Avenue  
Waterbeach, CB25 9LZ

**Guide price £360,000**





## 11 Fletcher Avenue

Waterbeach, CB25 9LZ

- Popular location
- 2 double bedrooms
- Generous gardens
- No chain

A bright and spacious 2-bedroom semi-detached house offered with no onward chain, occupying a generous plot and boasting lots of potential for extending/further redevelopment (subject to consents) in this popular residential development.

The accommodation comprises on the ground floor, an entrance hall with a large storage cupboard and stairs to the first floor. Beyond the entrance hall is a bright and spacious living area with glazed doors leading to a patio and garden. The kitchen/dining room enjoys a double aspect and is fitted with modern wall and base units with work surfaces over, and a stainless steel sink with mixer tap and drainer. There is an integrated oven with an inset 4-ring gas hob with extractor hood above, a dishwasher, washing machine and space for a full-height fridge/freezer. A side door leads directly to the garden.

On the first floor, the landing has two large storage cupboards, one of which has wooden steps to the loft space. There are two double bedrooms, the master bedroom is particularly spacious







and has a pleasant view of the garden. Bedroom two has a large cupboard with fitted shelving and also overlooks the garden. The family bathroom comprises a bath with a shower over, WC, and a hand-wash basin. There is a heated towel rail and a window to the front aspect.

Outside; the property is approached via a paved pathway leading to the front door, with planted borders. The rear garden is a fantastic size and is accessed via a side gate leading to a covered area and large brick-built shed with power and light. The garden is mainly laid to lawn with flower and shrub beds, a paved patio and a useful timber shed/studio. A further side garden can be accessed via a set of wooden gates.

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 centre 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 9LZ What3Words: ///shutting.bubble.whirlpool



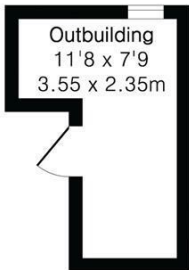


**Approximate Gross Internal Area 874 sq ft - 82 sq m  
(Excluding Outbuilding)**

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 437 sq ft – 41 sq m

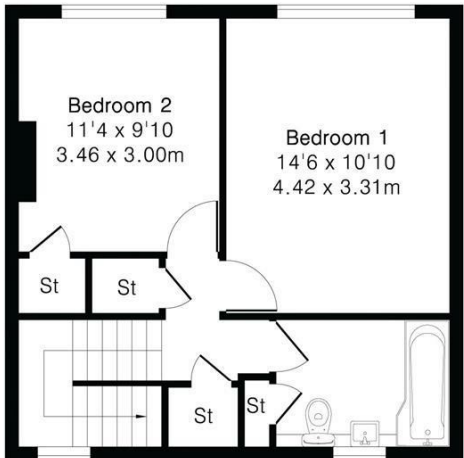
Outbuilding Area 66 sq ft – 6 sq m



Outbuilding



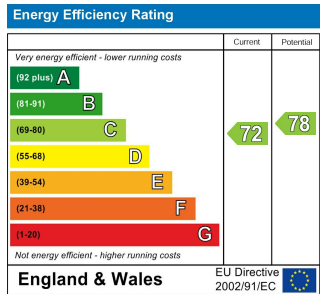
Ground Floor



First Floor



**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.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)