



25 Capper Road  
Waterbeach, CB25 9LY

**Guide price £380,000**





## 25 Capper Road

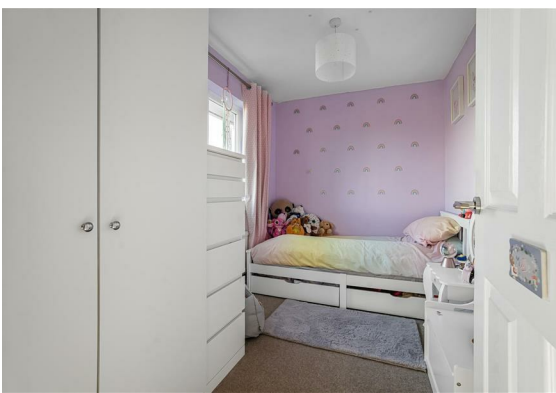
Waterbeach, CB25 9LY

- 3 bedrooms
- Driveway and further allocated parking
- Enclosed garden
- Beautiful accommodation
- Field views

A spacious and beautifully presented 3-bedroom mid-terraced home, with an enclosed rear garden and a driveway. Situated in a popular residential area, convenient for the local amenities and major commuter links.

The accommodation comprises on the ground floor an entrance hall, with a cloakroom and stairs to the first floor, which continues through to the kitchen/dining room. The kitchen is fitted with modern wall and base units with integrated appliances which include an electric oven with a gas hob, a washing machine and dishwasher. There is space for a full height fridge/freezer and access to the rear garden. There is an impressive spacious living area with a pleasant dual-aspect with patio doors to the garden.

On the first floor, there are three bedrooms, two of which are good-sized doubles and benefit from built in wardrobes, and a generous single. The family bathroom is fitted with a bath with a shower over, WC, handwash basin and a heated towel rail.







Outside to the front of the property, the vendors have recently block-paved the driveway to comfortably park several vehicles. At the rear is further parking for another car and gated access leads to the garden which is principally laid to lawn with two attractive patio areas. There is also a useful timber shed.

There is a service charge of approximately £280 per annum for the upkeep of the communal areas.

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 9LY

What3Words:///presses.exacts.minimums

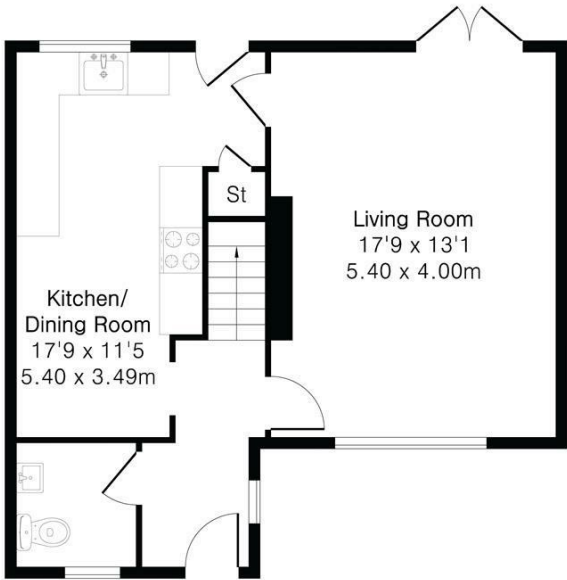




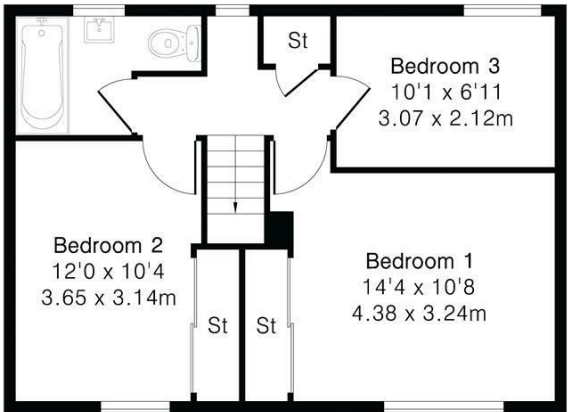
**Approximate Gross Internal Area 944 sq ft - 88 sq m**

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 440 sq ft – 41 sq m



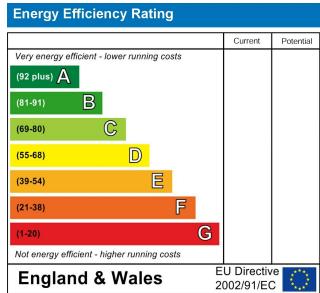
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: B

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