



10 Camps Close
Waterbeach, CB25 9NT

Guide price £425,000

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- No chain
- Three double bedrooms
- Driveway
- Good sized garden

An extended bungalow with spacious and versatile accommodation and a good sized garden, occupying a convenient position at the end of a cul-de-sac and within easy reach of the local amenities and less than a mile from the train station. Being sold with the advantage of no onward chain.

This three bedroom bungalow has been extended, and although requires some general updating is a great size. It includes a spacious entrance hall with a high ceiling and Velux roof lights and there is access to the loft and a door to the garden. There is a useful utility cupboard with space for appliances, cupboards and worktops. The kitchen is at the central hub of the bungalow and is a functional area with plenty of fitted cupboards and worktop space and room for appliances including an oven. Off the kitchen is the living room which in turn leads to a generous sunroom extension, which has doors to the garden and makes a lovely dining area or home working environment.

There are three double bedrooms. The main family bathroom has a shower over the bath, part tiled walls and a tiled floor. There is an additional shower room with a





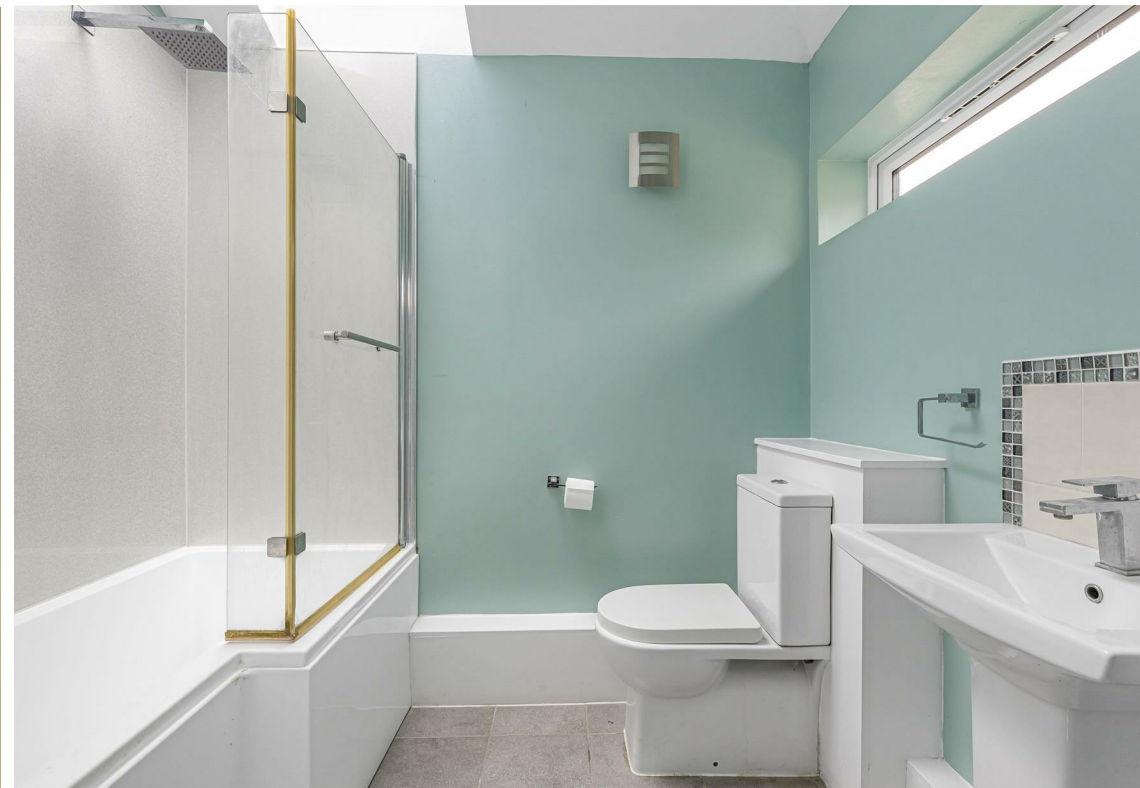
shower cubicle, WC and hand wash basin and a large cupboard with fitted shelving.

Outside to the front is a lawned garden and a gravelled driveway for parking. The rear garden is enclosed and mainly laid to lawn with flower and shrub beds and a block paved patio area with outside cold water tap and electric point. It is all bordered by fencing.

The property has planning permission and drawings for additional floor space on the ground floor and a loft conversion.

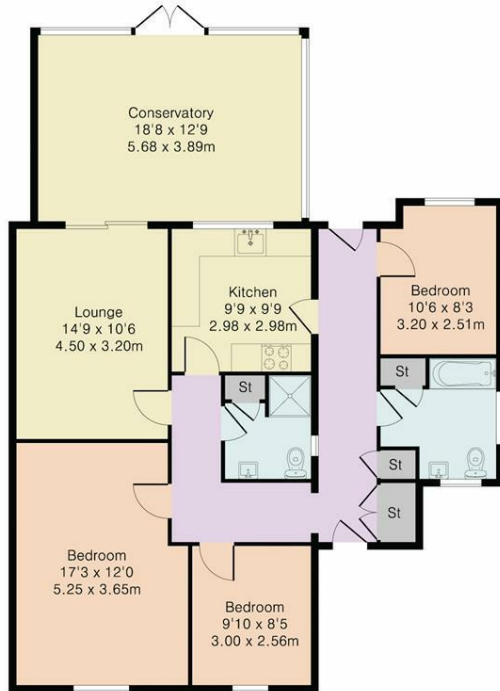
WhatThreeWords: ///goad.nerd.squeezed

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Floor Plan

Approximate Gross Internal Area 1213 sq ft – 113 sq m



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 practice. 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.



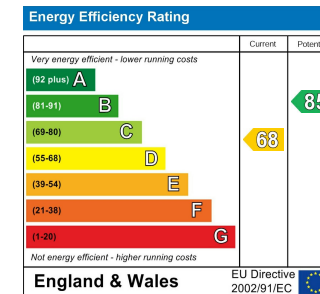
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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