



**Coronation Close, Waterbeach, Cambridgeshire CB25 9NP**

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## Coronation Close, Waterbeach, Cambridgeshire CB25 9NP

A mature well-proportioned three bedroom semi-detached house with off street parking and a good sized rear garden which lies in an appealing cul-de-sac position within this sought after village location.

- Entrance Hall, Sitting Room, Kitchen/Dining Room
- Rear Lobby with WC & Walk-in Store Cupboard
- Three First Floor Bedrooms
- Bathroom
- Front Garden with Off Street Parking
- Good sized Rear Garden, No Upward Chain

**Guide Price: £310,000**



**WATERBEACH** is a large village situated about 5 miles north of Cambridge and about 11 miles from Ely. There are a good variety of shops in the village, a primary school and also good local transport facilities including a railway station on the Ely, Cambridge, London line.

**ENTRANCE HALL** Entrance door with glazed insets, staircase rising to first floor, storage heater (not tested) door to rear lobby, kitchen and sitting room.

**SITTING ROOM** 17'5" x 9'5" (5.31 m x 2.87 m) extending to 3.23m with window to front.

**KITCHEN/DINING ROOM** 17'5" x 8'1" (5.31 m x 2.46 m) with window and door to garden. Base unit with drawers and inset stainless steel sink unit, additional base level cupboards, shelved pantry style cupboard.

**REAR LOBBY** with door to rear garden, WC and walk-in store cupboard off.

**FIRST FLOOR LANDING** with window to rear and hatch to roof space.

**BEDROOM ONE** 14'1" x 9'4" (4.30 m x 2.84 m) plus door recess with window to front.

**BEDROOM TWO** 10'11" x 10'0" (3.33 m x 3.04 m) with window to front.

**BEDROOM THREE** 9'8" x 9'7" (2.95 m x 2.92 m) with window to rear overlooking garden.

**BATHROOM** with window to rear. Comprising panel enclosed bath and adjacent wash hand basin. Tiled surrounds and linen cupboard with hot water cylinder.

**EXTERIOR** Overlooking a central green, the property is set back from the road behind a frontage consisting of a lawn garden on one side adjacent to which is a block paved area providing hardstanding for one, maybe two, vehicles.

To the rear of the property is a good sized garden consisting of block paved patio and being partially enclosed by timber panel fencing.

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** E (54/79)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD-7128





Total area: approx. 91.1 sq. metres (980.1 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.