



Cooke's Field, Waterbeach
CB25 9GP

Pocock+Shaw

8 Cooke's Field
Waterbeach
Cambridge
Cambridgeshire
CB25 9GP

Built in 2019, a well presented two bedroom semi detached home in a small residential cul de sac close. Sold on a 40% shared ownership basis.

- Entrance hall
- Sitting room
- Inner lobby with large cupboard
- Cloaks WC
- Fitted kitchen dining room
- Landing Two bedrooms
- Family bathroom
- Good sized rear garden
- Off road parking
- Option to staircase to 80%

Shared Ownership £136,000



Located in the highly popular village of Waterbeach just north of Cambridge. The village offers a number of shops and has a mainline railway station. Built in 2019, this well presented two bedroom semi detached home is being sold on a 40% shared ownership basis with CHS Housing Group, there is a monthly rent to be paid.

Tiled canopy porch

Entrance door to:

Reception hall Stairs rising to the first floor, double radiator, door to:

Sitting room 14'3" x 10'7" (4.34 m x 3.23 m) Window to the front, radiator. Door to:

Inner hall Large built in understairs cupboard, door to kitchen and door to:

Cloaks WC Fitted white suite with pedestal wash basin, close coupled WC, radiator and window to the side.

Kitchen dining room 14'1" x 10'8" (4.29 m x 3.25 m) Extremely well fitted range of units with matching work surface, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher. Inset stainless steel four burner gas hob, and matching single oven, extractor above. Integrated fridge freezer. Worcester wall mounted gas fired boiler. Window to the rear and door to the rear garden.

Landing Access to loft space.

Bedroom one 14'1" x 12'3" (4.29 m x 3.73 m) Window to the front, radiator.

Bedroom two 14'1" x 9'10" (4.29 m x 3.00 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiling to the walls, window to the side, radiator.

Outside To the front there is a large open amenity space with visitor parking. Private small front garden, and two parking spaces to the side. Gated pedestrian access to the rear garden, being of a good size, lawn area, patio.

Services All mains services are connected

Tenure Leasehold - 150 years from 18th April 2019. Full market value £340,000, 40% share £136,000. Monthly rent £599.71. Monthly service charge £50.31.

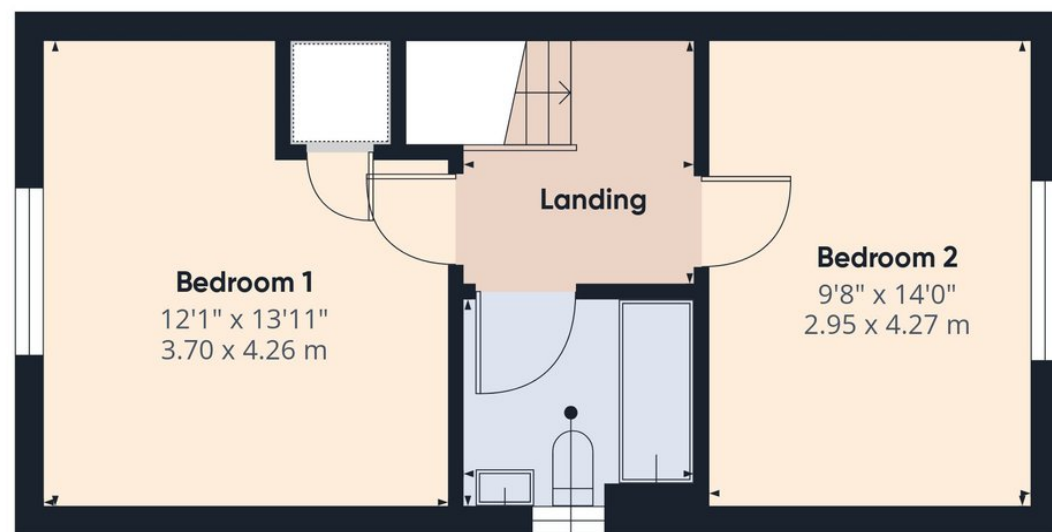
<https://www.chsgroup.org.uk/wp-content/uploads/Key-Information-about-Shared-Ownership-applicant-24.pdf>

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Bathroom
6'9" x 6'4"
2.08 x 1.94 m

Approximate total area

770 ft²

71.5 m²



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