



GRAY  
TOYNBEE

11 Shipp's Field  
Waterbeach, CB25 9DZ

Guide price £325,000



## 11 Shipp's Field

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- Two bedrooms
- Allocated parking for two cars
- Enclosed rear garden
- Popular development

A well-presented two-bedroom mid-terraced home, built in 2010, situated within a popular residential development in the thriving village of Waterbeach.

The property offers 670 sq ft of accommodation which comprises on entering, a cosy living room with stairs to the first floor. Off of the living room is a kitchen/dining room, which is fitted with a range of low and high-level cabinets with work surfaces over and benefits from integrated appliances including an oven, five-ring gas hob, washing machine, fridge and freezer. There is also a ground floor cloakroom.

Upstairs there are two bedrooms, both benefitting from built-in storage. The family bathroom comprises a bath with shower over, WC, handwash basin and a heated towel rail.

Outside, the front of the property provides off-street parking. Gated side access leads to an enclosed rear garden, mainly laid to lawn, with an additional decked area and a useful timber shed. The garden can also be accessed via patio doors from the kitchen.





Agents note - There is an annual service charge of approximately £230 per annum.

Waterbeach is a popular and thriving village, at its center 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 9DZ

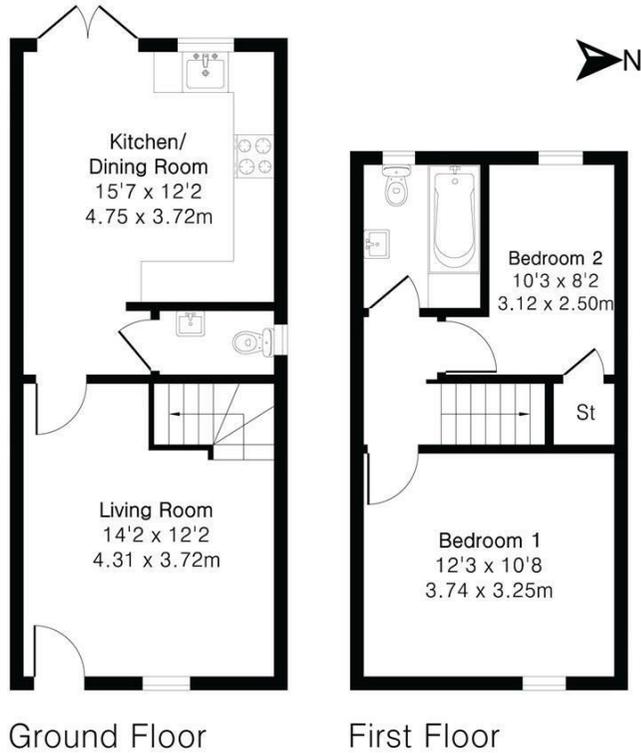
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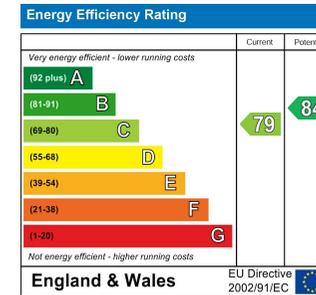
**Approximate Gross Internal Area 670 sq ft - 62 sq m**

Ground Floor Area 368 sq ft – 34 sq m

First Floor Area 302 sq ft – 28 sq m



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: B

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