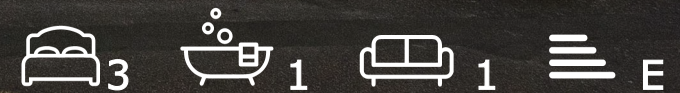




14 Clare Close  
Waterbeach, CB25 9PS

**Guide price £295,000**



## 14 Clare Close

Waterbeach, CB25 9PS

- 3 Bedrooms
- Established gardens
- Garage and parking
- No chain

A 3-bedroom end-of-terraced house in need of sympathetic refurbishment, situated within the popular village of Waterbeach, with a well-established, enclosed, South-West facing garden and a garage and offered with no chain.

The accommodation comprises in brief through a front porch, the main entrance door leading to the hallway with stairs to first floor. The kitchen is situated to the front of the property, with original fitted wall and base units, washing machine and space for appliances. The living/dining room enjoys direct access to the garden via sliding patio doors and a separate UPVC door. There is an electric fire and freestanding electric heater.

On the first floor is a landing with airing cupboard. There are three bedrooms and the family bathroom which has a WC, hand wash basin and bath with shower attachment.

Outside the rear garden is enclosed with mature trees and shrub borders. There is a garden shed and gated side access leading to the front of the property. The property benefits from a garage en-bloc and on street parking.





Agents note- There is no mains gas at the property.

The village of 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 9PS

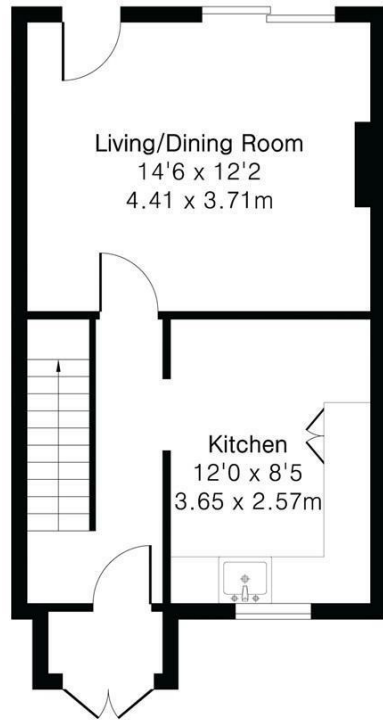
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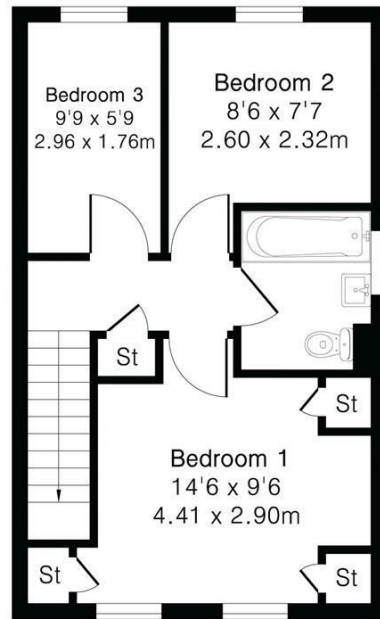
**Approximate Gross Internal Area 722 sq ft - 67 sq m**

Ground Floor Area 368 sq ft – 34 sq m

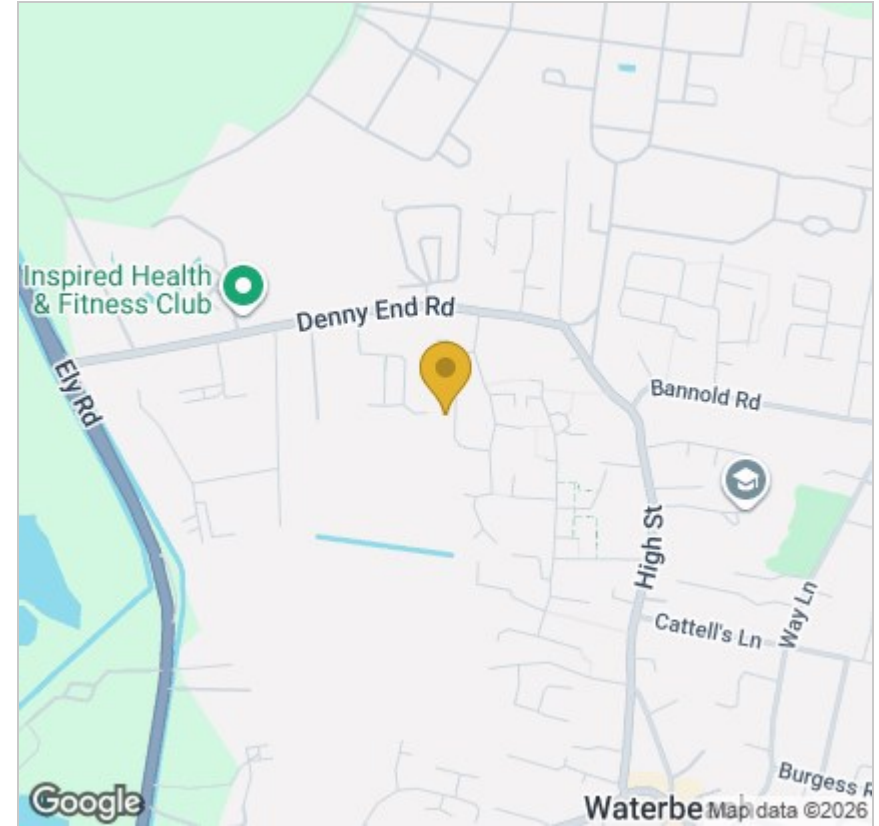
First Floor Area 354 sq ft – 33 sq m



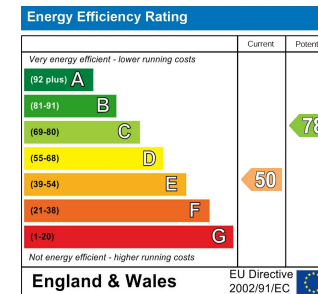
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.