

GRAY  
TOYNBEE



11 Shipp's Field  
Waterbeach, CB25 9DZ

Guide price £325,000



# 11 Shipp's Field

Waterbeach, CB25 9DZ

- 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.





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

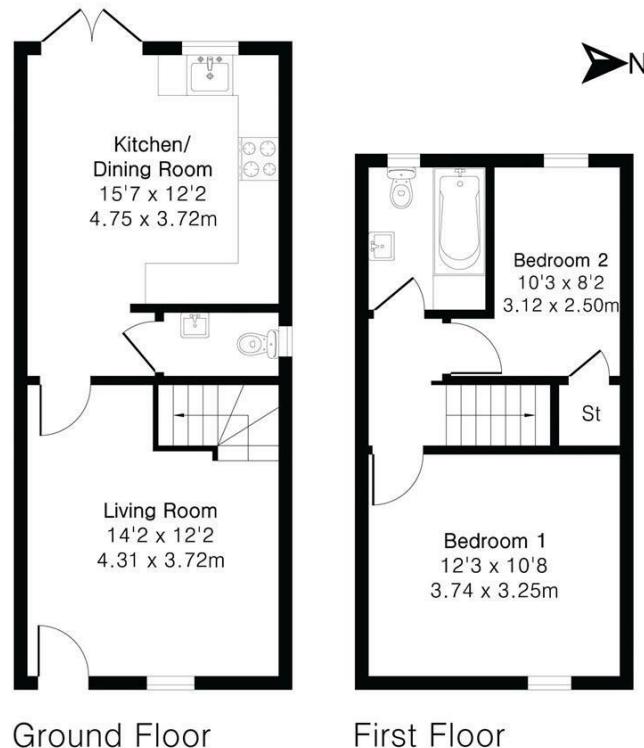
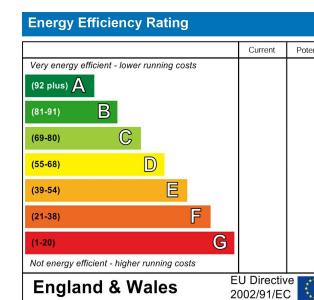
What3words: ///value.leap.reassured



**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

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.

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