



26 Watermans Road
Waterbeach, CB25 9RP

£142,000 Leasehold 40% Share

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- 40% Shared ownership
- Two double bedrooms
- Allocated parking
- South-facing garden

A modern and well-presented 2-bedroom semi-detached home being sold on a 40% shared ownership basis, offering off-road parking and a south-facing rear garden.

The accommodation comprises an entrance hall with a cloakroom and access to the living room, which boasts lots of natural light and a useful storage cupboard. The kitchen is fitted with a range of low and high-level cabinets with work surfaces over, an integrated oven and gas hob. There is additional space and plumbing for white goods.

Upstairs, the property offers two good-sized double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom benefits from a generous storage cupboard. The family bathroom is fitted with a bath with a shower over, a handwash basin, and a WC.

Outside, the front of the property provides a driveway with off-road parking for two vehicles. Gated side access leads to an enclosed rear garden, mainly laid to lawn, with additional patio space.

Monthly rent £517.76
Service charge £15.98





Estate charge £0.00
 Buildings insurance £4.30
 Management fee £25.95
 Total monthly payment including rent £563.99

Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9RP
 What3Words: ///amplifier.depended.depth

Agents notes:

Viewings will only be conducted for those who are eligible for shared ownership properties. Visit the website below and confirm eligibility or email prior to viewing.
www.gov.uk/shared-ownership-scheme/who-can-apply

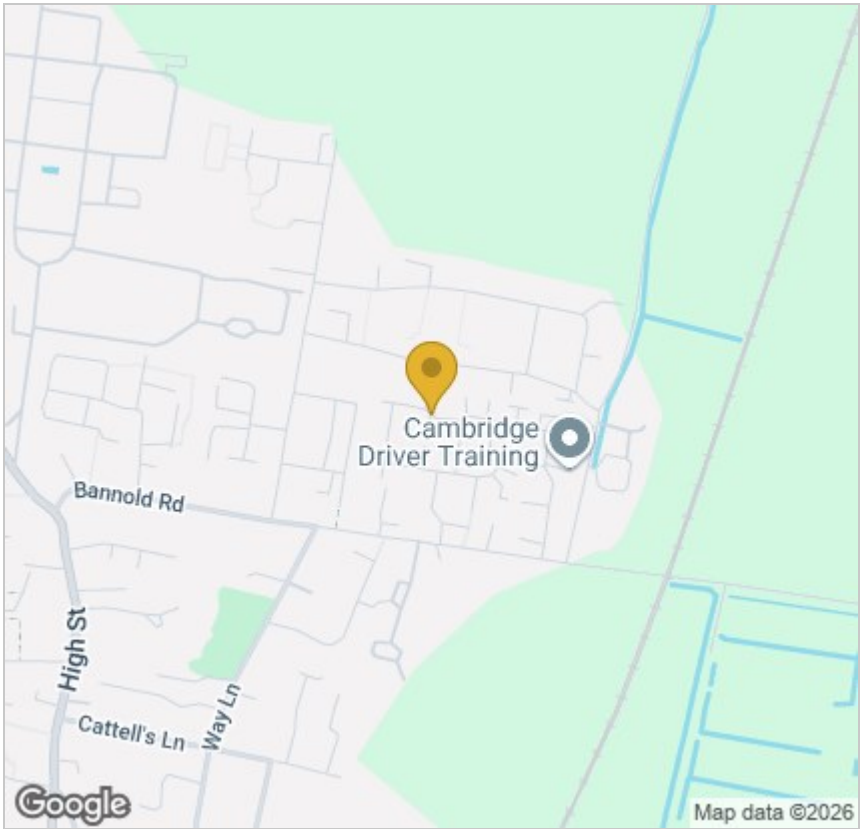
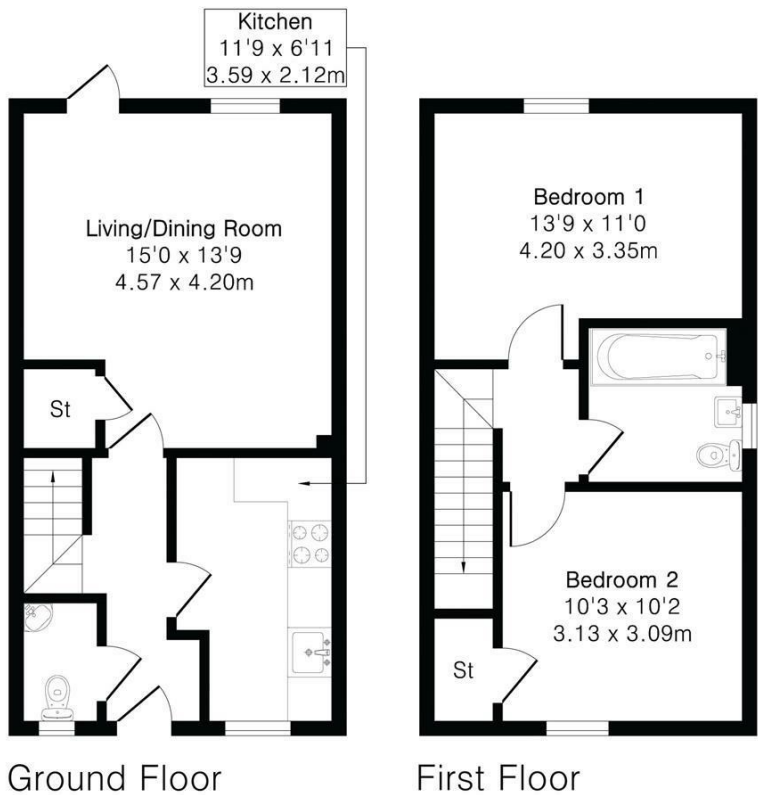
This property is also available to purchase at 100%.



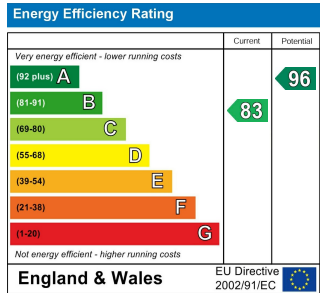
Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m



Energy Efficiency Graph



Tenure: Leasehold
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.