



8 Wheatsheaf Way, Waterbeach, Cambridge, CB25 9GG
Guide Price £435,000 Freehold



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LOCATED TO THE NORTH OF THE HISTORIC CITY OF CAMBRIDGE IS THIS THREE-BEDROOM, SEMI-DETACHED HOME NESTLED WITHIN THE POPULAR VILLAGE OF WATERBEACH.

- Semi-Detached house
- 3 beds, 2 baths, 1 recept
- Constructed in 2016 by Morris Homes
- Gas central heating to radiators
- Council Tax Band - C
- 921 Sqft / 85 Sqm.
- 0.05 acres
- Garage and Tandem Driveway for two vehicles
- EPC rating – B / 85

Constructed in 2016 by Morris Homes, this three-bedroom family home measures approximately 921 Sqft / 85 Sqm and provides living accommodation over two floors.

To the ground floor the property benefits from a spacious entrance hall which is ideal for storing a pushchair or buggy, a large double aspect living room with feature panelled wall and a generous open plan kitchen/dining room with French doors opening onto the rear garden. To the first floor are three generous bedrooms which includes two double bedrooms and a sizeable single bedroom which can fit a double bed. The first floor has two bathrooms which includes a family bathroom with a panelled bath and shower over and an en-suite shower room off the master bedroom suite.

Externally – the property overlooks a communal green to the front. To the side of the property is a good sized driveway which provides parking for at least two vehicles, and a detached single garage with power and lighting. The rear garden is fully enclosed with gated access onto the driveway, is laid to lawn and has a generous patio area and pathway accessible off the dining room French doors.

Agent Note – The property has a yearly service charge of approximately £207 which goes towards the upkeep of communal areas within this small development.

Location

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities.

There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

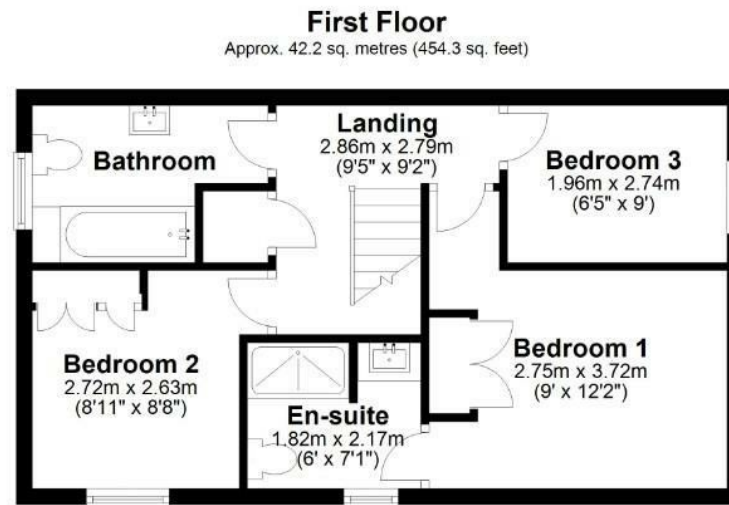
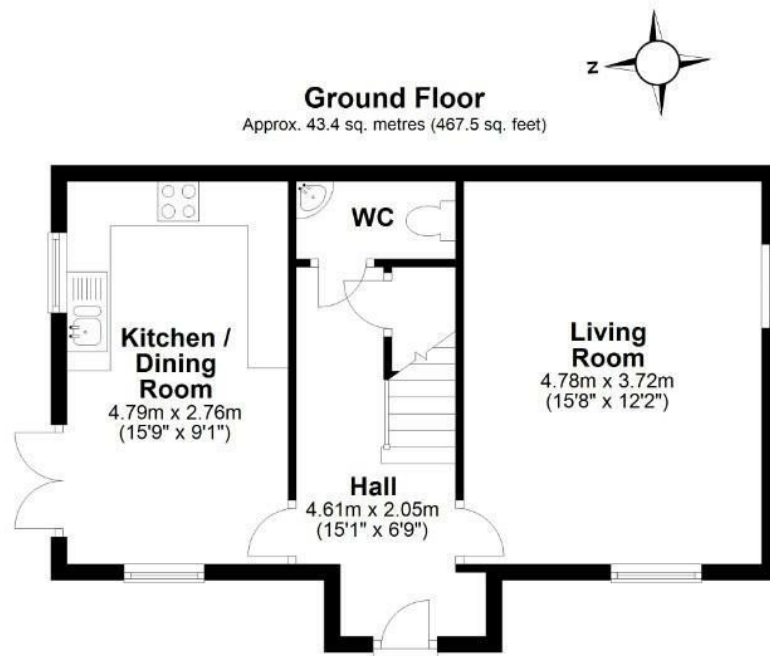
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Total area: approx. 85.6 sq. metres (921.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | |
|--|---------------|
| Current | Potential |
| <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> | <div>95</div> |
| | 85 |
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| England & Wales | |
| EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

