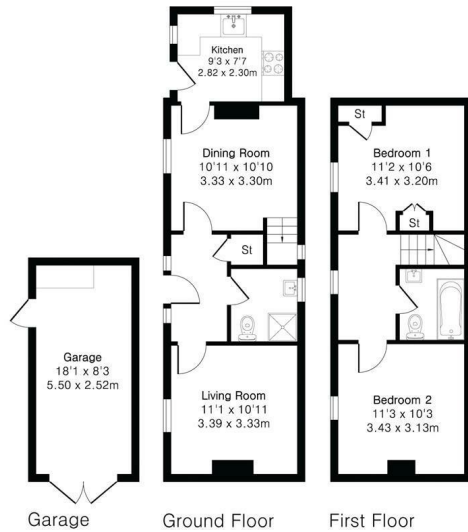




22 Pieces Lane, Waterbeach, Cambridge, CB25 9NF
£1,500 Per month



Approximate Gross Internal Area 769 sq ft - 71 sq m
 Ground Floor Area 421 sq ft – 39 sq m
 First Floor Area 348 sq ft – 32 sq m
 Garage Area 149 sq ft – 14 sq m
 (Excluding Garage)



- Character property
- Garden office
- Cottage gardens
- Detached garage

A beautiful and charming detached two bedroom thatched cottage, offering versatile accommodation, wonderful gardens and a non estate position within convenient reach of local amenities and the train station. The property is available to let on an unfurnished basis.

The accommodation comprises an entrance hall on the ground floor, which leads to a cosy living room with a wood burning stove. This room could also be used as a third bedroom. There is also a ground floor shower room, along with a dining room featuring a fireplace and stairs leading to the first floor.

The kitchen is fitted with wall and base units, wooden work surfaces, an integrated washing machine and a low level fridge. There is also access to the garden from the kitchen.

Upstairs, there are two excellent double bedrooms. The principal bedroom benefits from a built in wardrobe and a further storage cupboard. A family bathroom with bath, WC and hand wash basin completes the first floor.

Outside, the property is approached via a gravelled driveway, which leads to a detached garage with wooden doors. The rear gardens are a particularly special feature, reflecting the charm of a cottage garden, with well stocked flower and shrub beds, mature trees providing privacy and seclusion, and areas to enjoy throughout the year. There is also a purpose built, insulated garden office with power and light, which could also be used as a summer house.

The village of Waterbeach is a great location for commuters, with good access to the A14 and A10. The railway station provides links to Cambridge, London, Ely and King's Lynn. The village also offers a primary school, local shops, pubs and restaurants, along with bus services linking to Cambridge and Ely.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.