



15 Hop Bine Drive  
Waterbeach, CB25 9RF

Guide price £335,000



## 15 Hop Bine Drive

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- 2 Double bedrooms
- Enclosed garden
- Off-road parking
- Village location

A modern and well-presented two-bedroom mid-terraced home, offering off-road parking and an enclosed rear garden, situated in a quiet residential area within the sought-after village of Waterbeach.

The ground floor accommodation begins with an entrance hall with a cloakroom, leading through to the living room which benefits from a useful downstairs storage cupboard. The kitchen/dining room is fitted with wall and base units with work surfaces over, an integrated oven and gas hob, and space and plumbing for additional appliances. There is space for a small breakfast or dining table, with patio doors opening directly to the garden.

Upstairs, the property offers two well-proportioned double bedrooms, one overlooking the rear garden, while the second bedroom benefits from built-in storage. The family bathroom is fitted with a bath with shower attachment, WC, and basin.

Outside, the property benefits from a driveway providing off-road parking for two vehicles.





Gated access leads to the rear garden, which is principally laid to lawn, and features a patio area along with a useful timber shed.

There is an annual maintenance fee of approx. £250.00 to contribute towards the upkeep of the communal areas.

Waterbeach is a popular and thriving village. At its centre 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 9RF

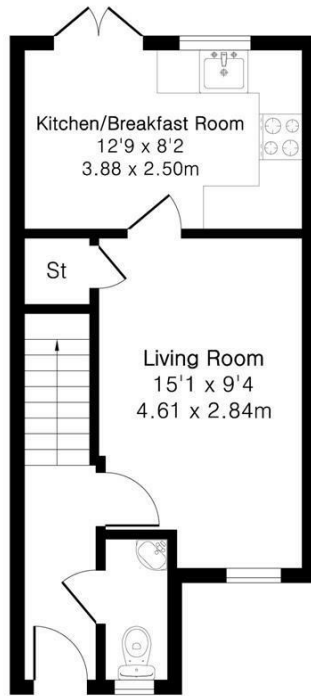
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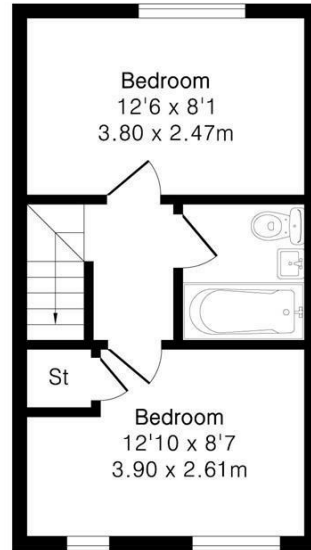
**Approximate Gross Internal Area 638 sq ft - 59 sq m**

Ground Floor Area 336 sq ft – 31 sq m

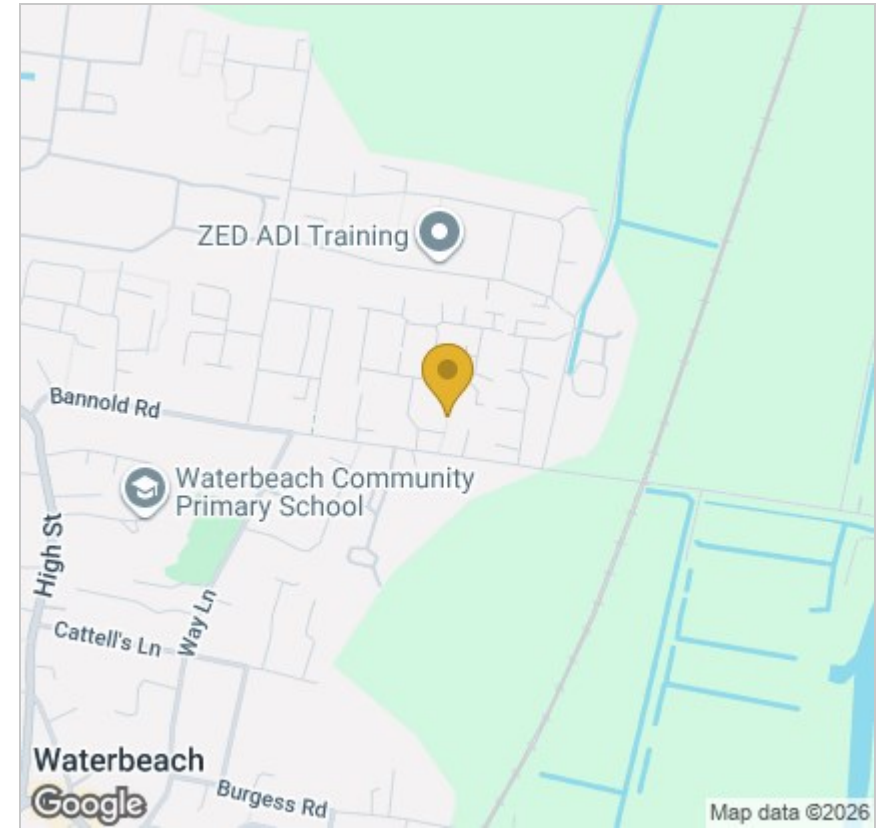
First Floor Area 302 sq ft – 28 sq m



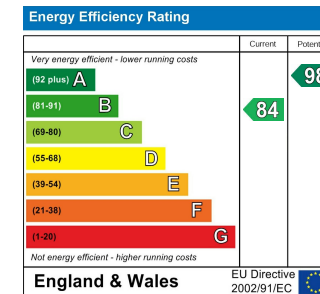
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: B

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