



6 Camps Close
Waterbeach, CB25 9NT

Guide price **£350,000**



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- No chain
- 2 bedrooms
- Garage and parking
- Village location

A two-bedroom semi-detached bungalow in need of sympathetic refurbishment, situated within the popular village of Waterbeach, with a garage and driveway, offered with no chain.

The accommodation comprises an entrance hall providing access to all rooms. The kitchen is located to the rear of the property, enjoying views over the rear garden, and features the original fitted wall and base units, with space and plumbing for white goods. It also offers direct access to the conservatory via the rear door, as well as a side door leading to the driveway. The living room also benefits from rear garden views and offers direct access via patio doors.

There are two bedrooms, including a particularly spacious principal bedroom with a further single. The bathroom is fitted with a bath with shower attachment, basin, WC.

The property is approached via a driveway providing off-road parking for two vehicles and access to the garage with light





and power. Gated side access leads to a fully enclosed rear garden, which is mainly laid to lawn with shrub borders. The garden also benefits from a useful timber shed with light and power.

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.

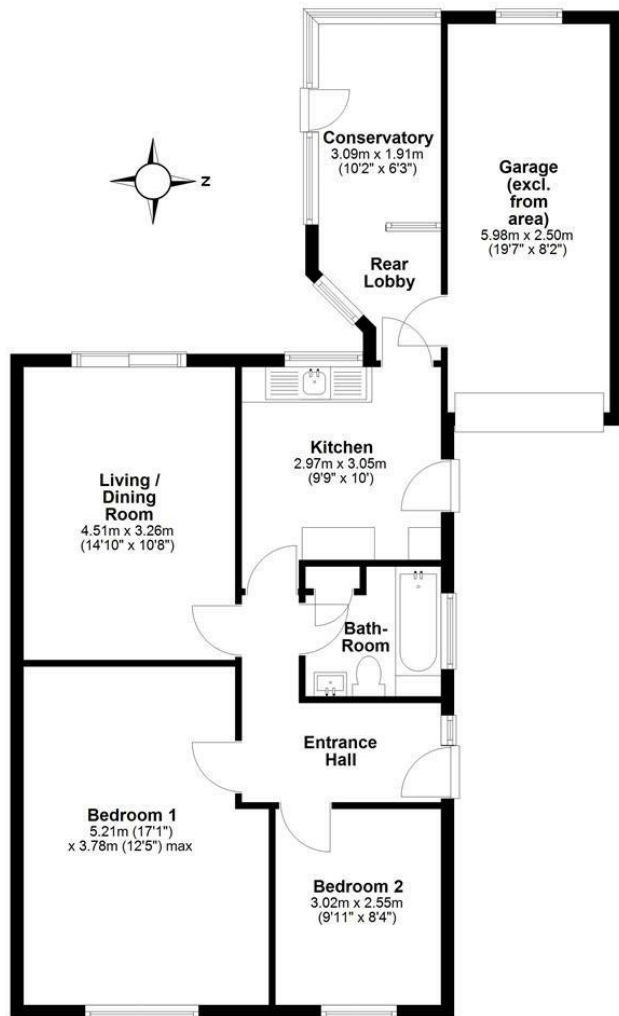
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What3Words: ///tonality.websites.straddled



Floor Plan

Approx. 72.1 sq. metres (776.4 sq. feet)

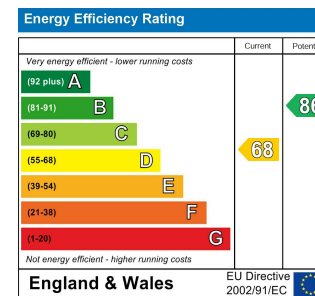


Total area: approx. 72.1 sq. metres (776.4 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com