



26 Watermans Road  
Waterbeach, CB25 9RP

**£142,000 Leasehold 40% Share**





## 26 Watermans Road

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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](http://www.gov.uk/shared-ownership-scheme/who-can-apply)

This property is also available to purchase at 100%.

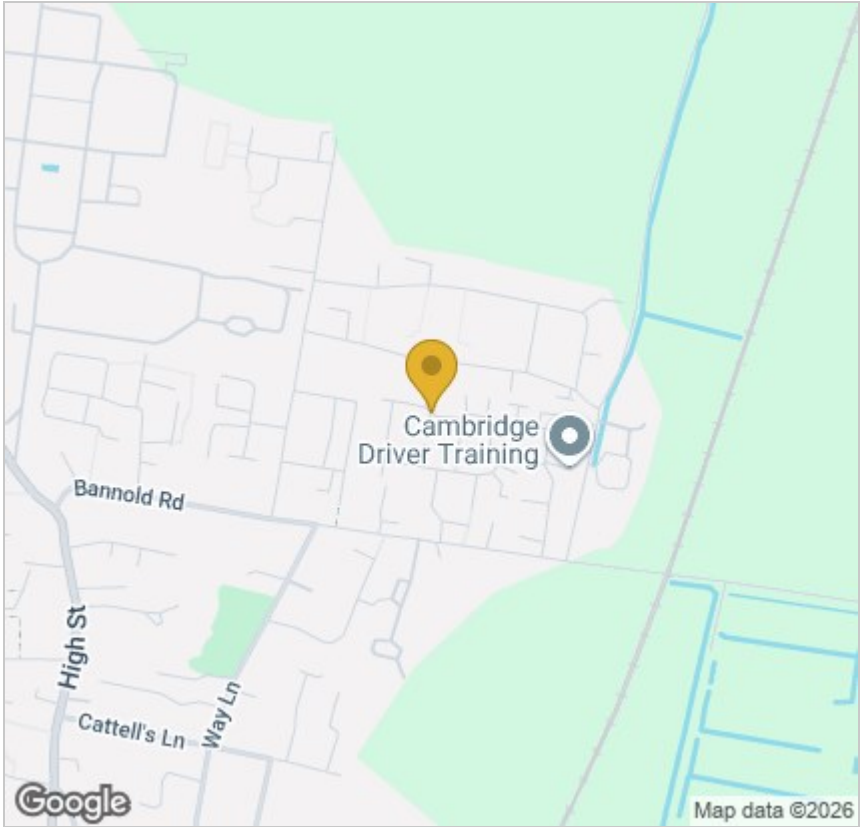
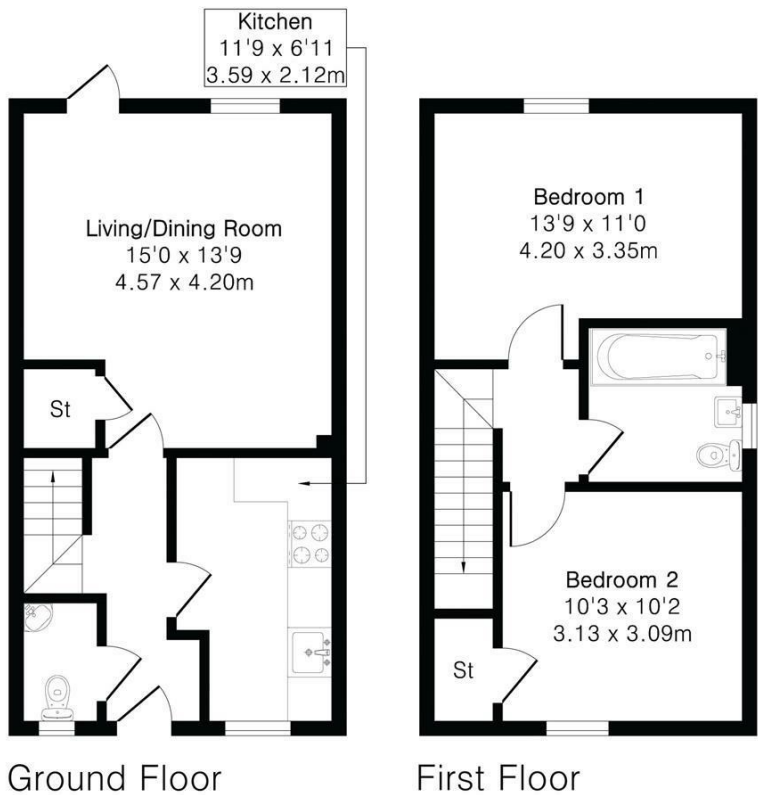




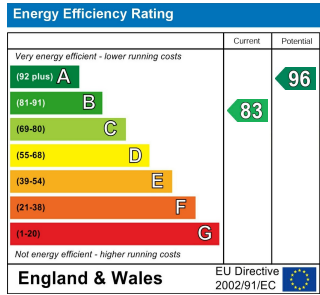
**Approximate Gross Internal Area 750 sq ft - 70 sq m**

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

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