



5 Cooke's Field
Waterbeach, CB25 9GP

Guide price £255,000



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- 60% Shared ownership
- 3 Bedrooms
- Generous garden
- Driveway

A spacious 3-bedroom semi-detached family home, being sold on a 60% shared ownership basis, with a driveway and large garden, overlooking a communal green and within convenient reach of the High Street and local amenities.

The accommodation comprises on the ground floor, an entrance hall with stairs to the first floor.

There is a generous living room with a bay window to the front aspect. The kitchen/breakfast room overlooks the garden and there is ample fitted wall and base units with an integrated oven, hob and fridge/freezer. There is further space for a dishwasher and washing machine, and a door to the garden from the dining area. A cloakroom and understairs storage cupboard completes the ground floor.

On the first floor, there is a useful storage cupboard and access to the loft space via the landing. There are three bedrooms, two of which are excellent doubles and a large single. The family bathroom has a bath with a shower over, WC and handwash basin.

Outside, the property is





approached via a driveway with parking for two cars. Gated side access leads to a generous garden which is mainly laid to lawn with a paved terrace and patio area.

The village of Waterbeach is a great location for commuters with good access to the A14 and A10, there is a railway station providing links to Cambridge, London, Ely, and King Lynn. There is a primary school together with local shops, pubs, and restaurants. There are bus services linking to Cambridge and Ely.

Sat Nav: CB25 9GP

WhatThreeWords: ///mixers.rely.beaten

Monthly rent - £448.46

Monthly service charge - £40.10

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.

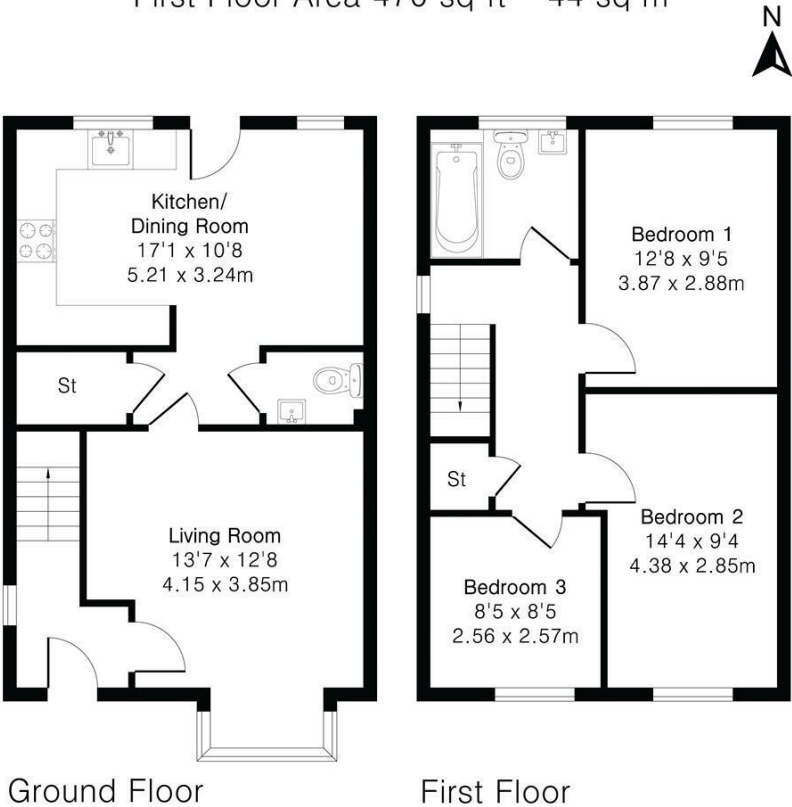
www.gov.uk/shared-ownership-scheme/who-can-apply



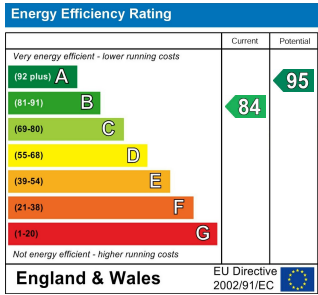
Approximate Gross Internal Area 956 sq ft - 89 sq m

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 470 sq ft – 44 sq m



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: D

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.