



Queens Way, Waterbeach
CB25 9NR



pocock & shaw

Residential sales, lettings & management

4 Queens Way
Waterbeach
Cambridge
Cambridgeshire
CB25 9NR

A spacious semi detached two bedroom bungalow, set in this small residential cul de sac close to the village centre. With an enclosed rear garden, and no upward chain.

- Entrance porch and reception hall
- Sitting room
- Kitchen
- Shower room
- Two bedrooms
- Gas radiator heating system
- Enclosed rear garden
- Close to the village centre

Offers in region of £300,000



Waterbeach village is just over 6 miles north of the City of Cambridge. There are a number of small shops in the village along with the mainline railway station. The property is offered with no onward chain. There is an enclosed rear garden, and conservatory.

Entrance porch Double glazed entrance door to

Entrance hall Radiator, door to:

Sitting room 14'7" x 10'5" (4.44 m x 3.17 m) Window to the front, radiator, flame effect gas fire with surround, door to:

Kitchen 12'3" x 9'6" (3.73 m x 2.90 m) Fitted range of units with work surface, inset single drainer sink unit with mixer tap, range of base units, part ceramic tiled splashback and matching wall mounted cupboards, louvred pantry cupboard, Window to the rear, radiator, door to:

Conservatory 10'5" x 7'3" (3.17 m x 2.21 m) Glazed windows to the side and rear, double French doors to the rear garden.

Bedroom one 12'1" x 9'8" (3.68 m x 2.95 m) Window to the rear, radiator, triple fitted wardrobe to one wall.

Bedroom two 10'5" x 8'8" (3.17 m x 2.64 m) Window to the front, radiator

Shower room Fitted suite with vanity wash basin, close coupled WC and corner shower. Ceramic tiling to the walls and floor, Window to the rear, radiator.

Outside

Front garden There is a small open plan garden with gravelled borders, shrubs and bushes. Gated access to:

Rear garden A good size with numerous mature shrubs and bushes. Patio area.

Services All mains services are connected.

Tenure Freehold

Council Tax Band C

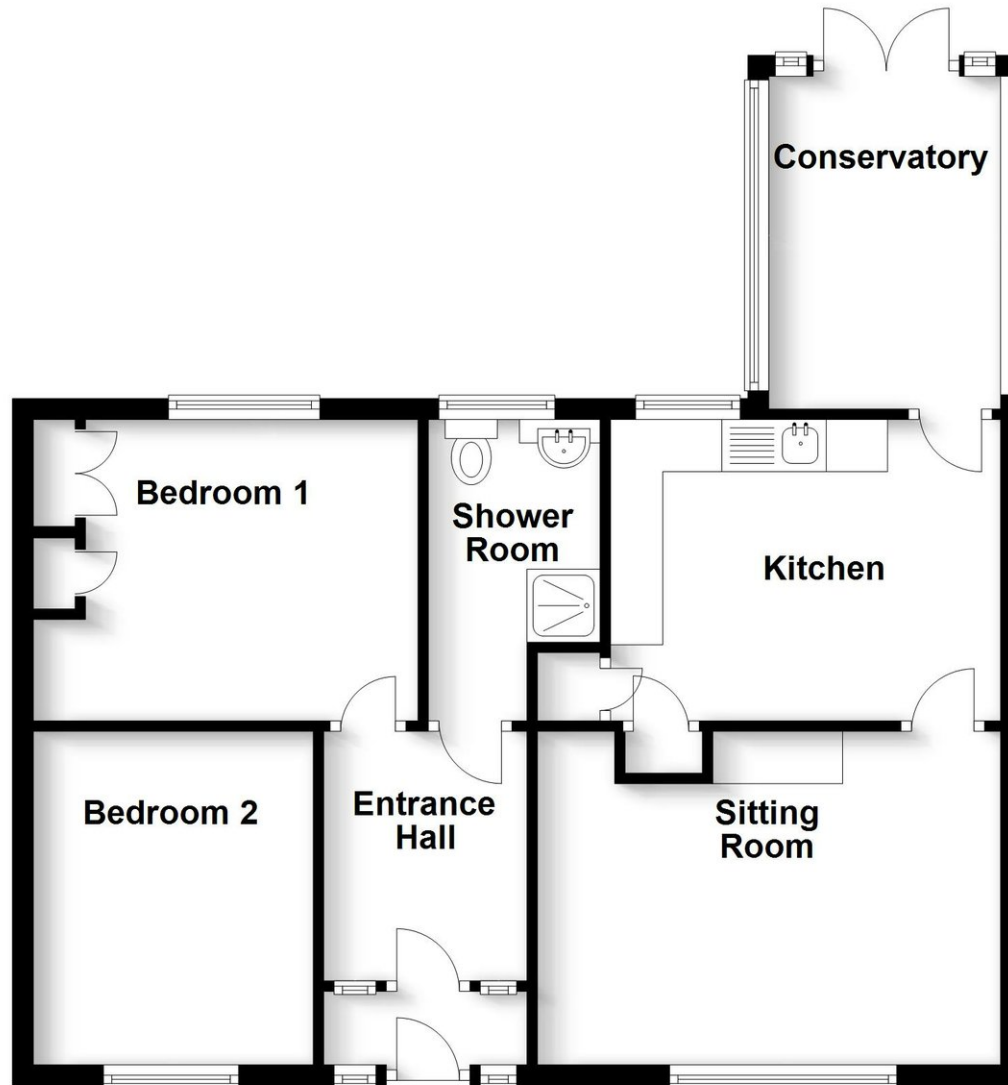
Viewing By Arrangement with Pocock & Shaw



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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