



Abbey Place, Cambridge, CB25 9LG

**CHEFFINS**



## Abbey Place

Waterbeach, Cambridge,  
CB25 9LG

\*Pay one month's rent upfront and receive your second month rent free – subject to referencing and contract\* A well presented 3 bedroom mid-terrace house located in this popular and well served village with mainline train station and easy access to Cambridge and A14/A10. The accommodation comprises entrance hall, downstairs WC, sitting room, kitchen/dining room, 2 double bedrooms, 1 single bedroom and bathroom. Further benefits include enclosed rear and 1 allocated parking space. Unfurnished. Available now. EPC: C and Council Tax Band: B.

### LOCATION

A sought-after village positioned approximately 6 miles north of Cambridge. The village offers an excellent range of amenities including a convenience store with post office, primary school, church, and public houses. Additionally, Waterbeach benefits from its own mainline station, providing commuter services to both Cambridge and London. Further amenities can be found in Cambridge and in the market town of Ely is approximately 11 miles distant.

3 1 2

**£1,425 PCM**







## ENTRANCE HALL

with stairs rising to first floor. Three built in cupboards. WC. Kitchen and Living Room both accessed off the Entrance Hall.

## WC

with WC, corner wash basin, wall mounted mirror and window to front aspect.

## KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, worktops, sink with window to front aspect above, integrated oven with electric hob and extractor above. Space and plumbing for a washing machine. Space for fridge freezer. Space for dining table.

## LIVING ROOM

with window to rear aspect. Door to rear garden.

## STAIRS/LANDING

with built in cupboard, box cupboard over stairs. All bedrooms and bathroom accessed off landing.

## BEDROOM 1

with built in double wardrobe with sliding doors and window to front aspect.

## BEDROOM 2

with built in double wardrobe with sliding doors and window to rear aspect.

## BEDROOM 3

with built in wardrobe and window to rear aspect.

## BATHROOM

with shower over bath, glass shower screen, WC, wash basin, wall mounted mirror, heated towel rail and window to front aspect.

## OUTSIDE

Open front garden principally laid to lawn with 2 generous store cupboards and enclosed rear garden, principally laid to lawn with patio and rear gate access. Allocated parking.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 36 month tenancy

Holding Deposit - £328.00

Deposit - £1644.00

\*Please contact the agent for more information regarding Touchstone's deposit alternative provider Reposit.

LLOYDS LIVING Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 2,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

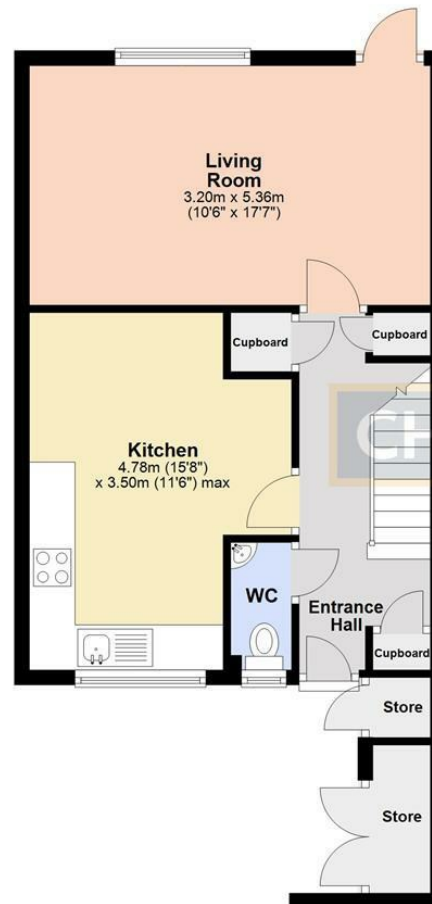
£1,425 PCM

Council Tax Band – B

Local Authority – South Cambridgeshire

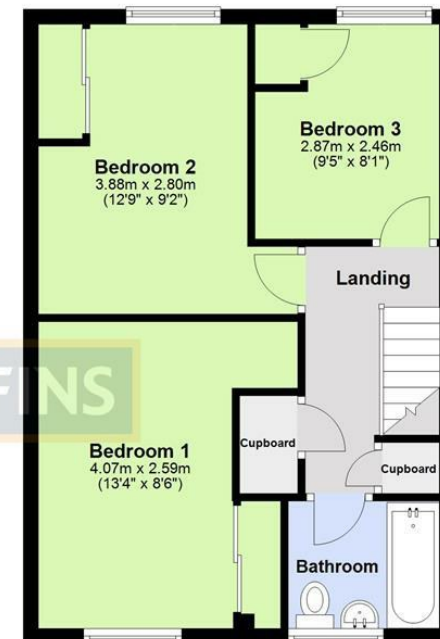
### Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

