



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

## 27 Abbey Place, Waterbeach, CB25 9LG

**\*ZERO DEPOSIT SCHEME AVAILABLE\*** A well presented 3 bedroom mid-terraced house located in this popular north Cambridge village. The accommodations comprises entrance hall, downstairs WC, sitting room, kitchen/dining room, 2 double bedrooms, 1 single bedroom and bathroom. Further benefits include enclosed rear garden and allocated parking space. Unfurnished. Available NOW. EPC Rating C. Council Tax Band B.

# £1,450 PCM

- **\*ZERO DEPOSIT SCHEME AVAILABLE\***
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: B
- Gas Central Heating
- Residents Parking
- Pets Considered





## ACCOMMODATION with approximate room sizes

### ENTRANCE HALL

stairs rising to first floor, three built in cupboards. The WC, kitchen and living room both accessed off the entrance hall.

### WC

WC, corner wash basin 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

window to rear aspect and door to rear garden.

### STAIRS/LANDING

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





## BEDROOM 1

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

## BEDROOM 2

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

## BEDROOM 3

built in wardrobe and window to rear aspect.

## BATHROOM

shower over bath with 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 12 month tenancy

Holding Deposit - £334.00

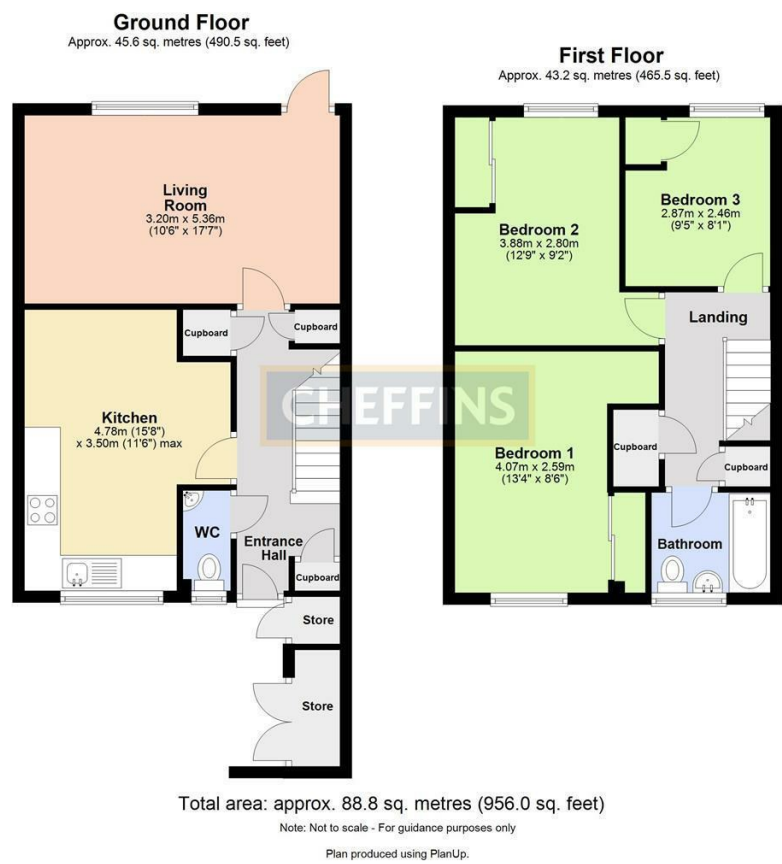
Deposit - £1673.00

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



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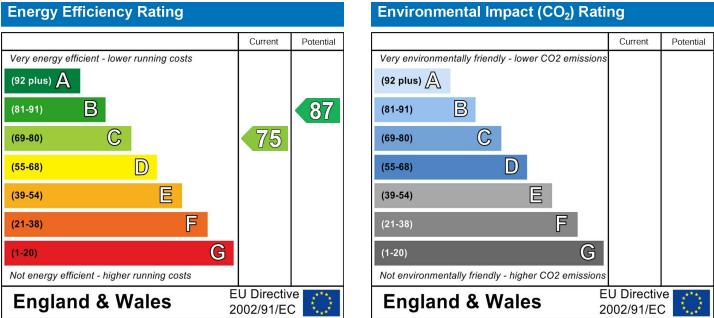




Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.