



**Abbey Place, Waterbeach, Cambridge, CB25 9LG**

**CHEFFINS**

## Abbey Place

Waterbeach, Cambridge,  
CB25 9LG

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

\*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.



**£1,350 PCM**





## 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.

## 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. Photos are stock photos of similar properties.

Term - Minimum 12 month tenancy  
Holding Deposit - £311.00  
Deposit - £1557.00

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

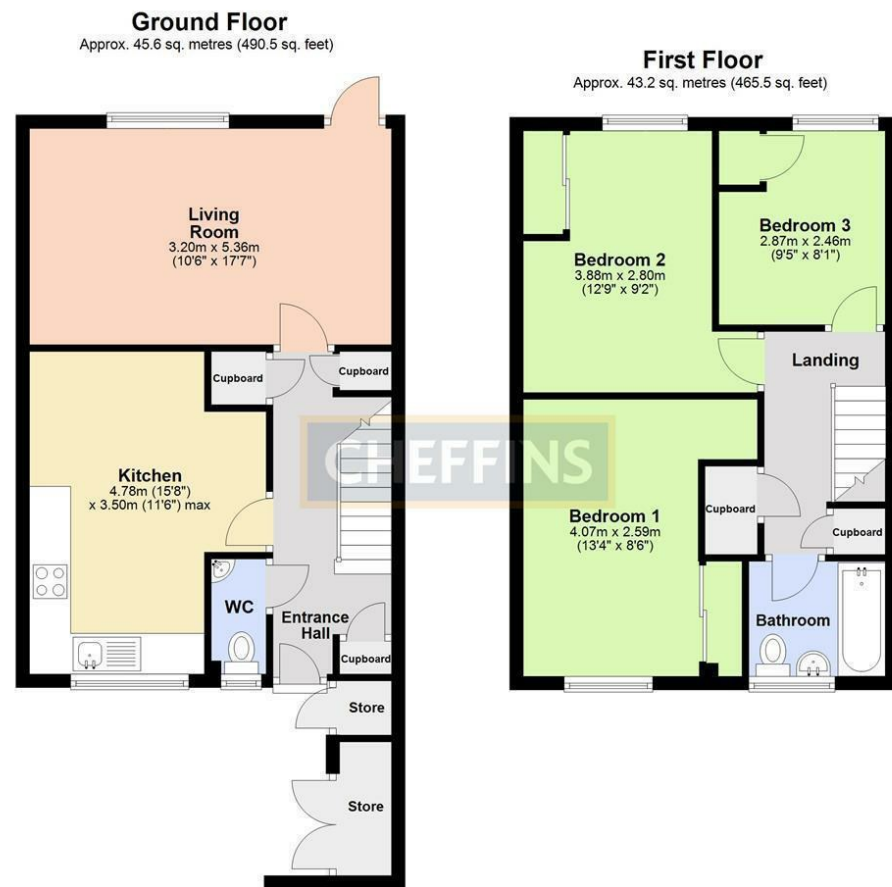
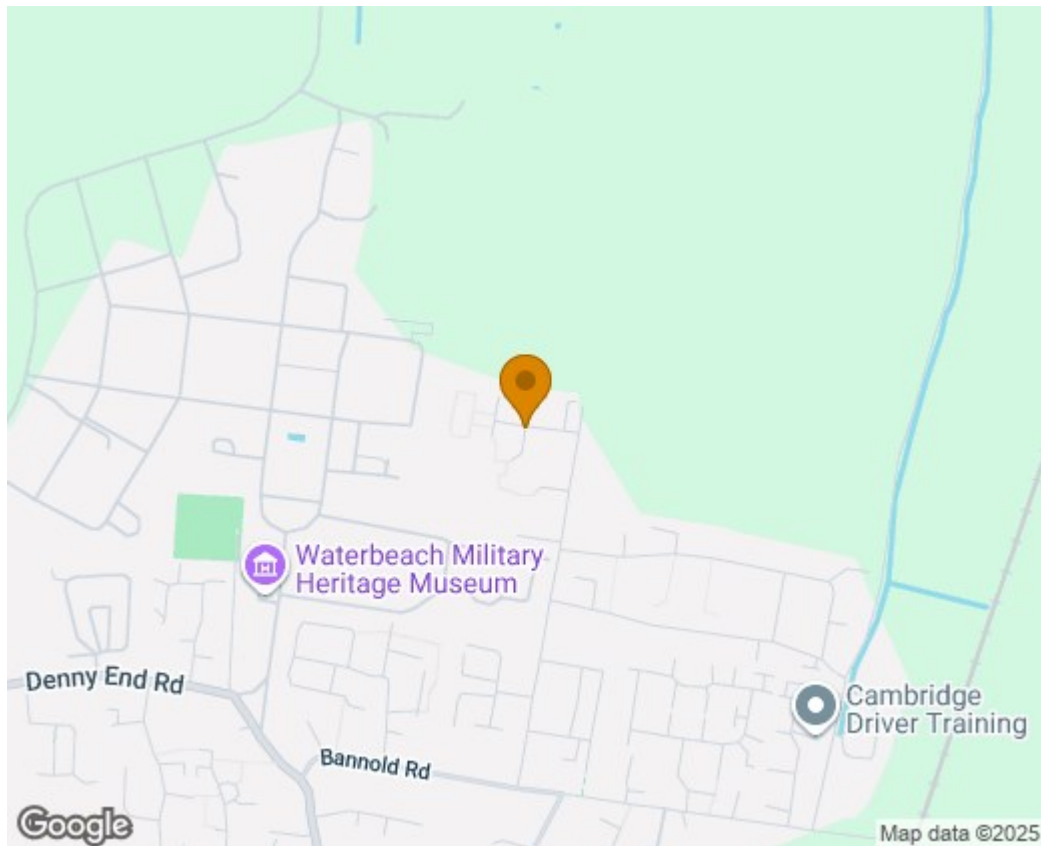
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 **Reposit**  
Rent without a deposit





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 77      |           |
| (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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

#### 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.



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