



Abbey Place, Waterbeach, Cambridge, CB25 9LG

**CHEFFINS**

## Abbey Place

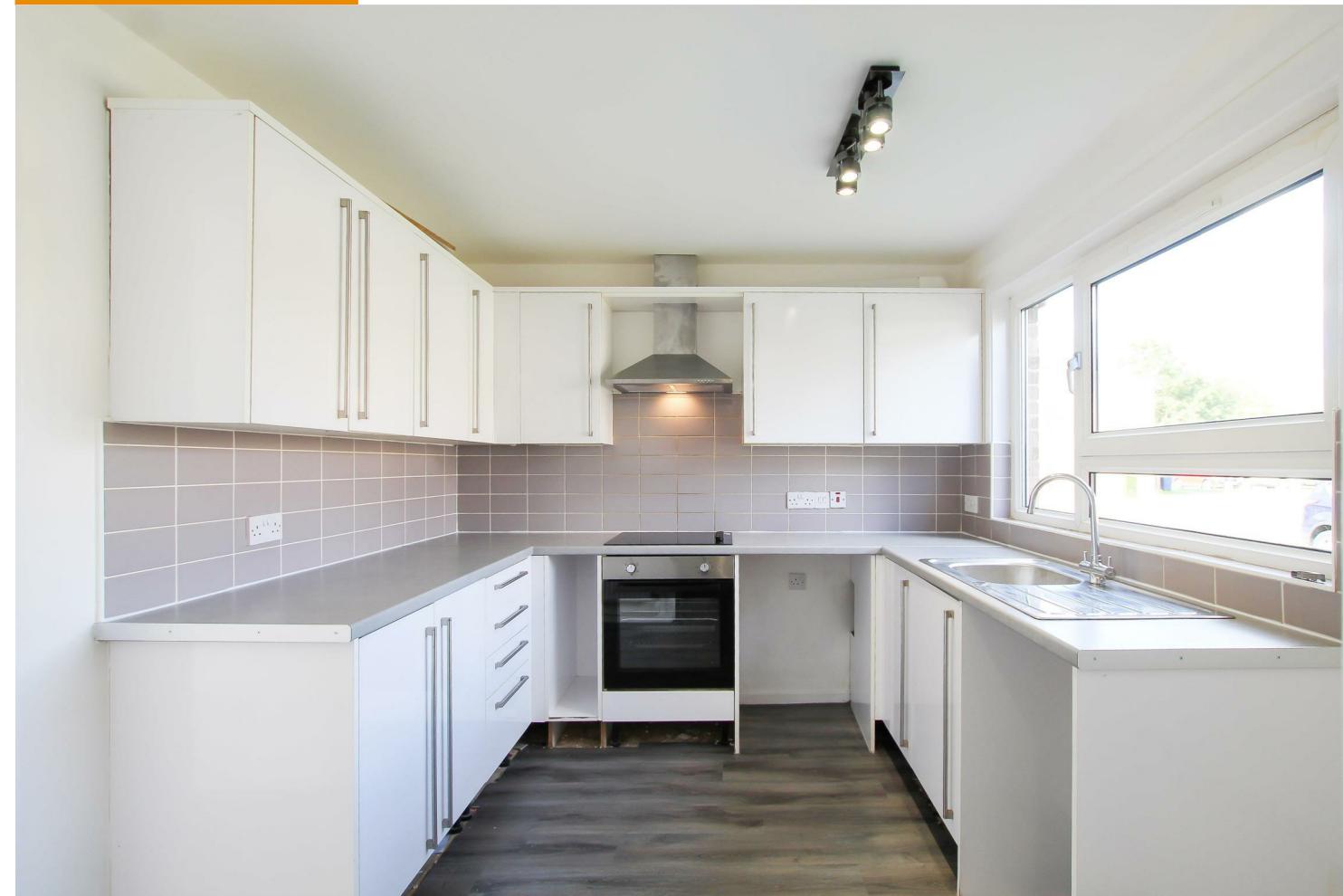
Waterbeach, Cambridge,  
CB25 9LG

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

A well presented 4 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, sitting room, dining room, kitchen, cloakroom, boot room, 3 double bedrooms, 1 single bedroom, bathroom and WC. Further benefits include enclosed rear garden, 2 stores and allocated parking. Unfurnished. Available now. EPC: C and Council Tax Band: B.

 4  1  2

**£1,500 PCM**





## LOCATION

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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 and doors to boot room, sitting room, kitchen and cloakroom off.

**BOOT ROOM**

fitted shelving and gas central heating boiler.

**SITTING ROOM**

window to rear aspect and door to:

**REAR HALL**

2 built in cupboards, door to rear garden and door to:

**DINING ROOM**

window to rear aspect and

**KITCHEN**

base and wall units, work tops, sink with window to front aspect above, oven, electric hob with extractor above, space for a fridge freezer, space and plumbing for a dishwasher and washing machine and door to entrance hall.

**CLOAKROOM**

wc, hand wash basin and window to front aspect.

**STAIRS/LANDING**

window to front aspect, built in cupboard and doors to bedrooms, bathroom and wc off.

**BEDROOM 1**

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

**BEDROOM 2**

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

**BEDROOM 3**

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

**BEDROOM 4**

built in wardrobe and window to rear aspect.

**BATHROOM**

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

**WC**

wc and window to front aspect.

**EXTERIOR**

open front garden laid to lawn, 2 external stores and path to front

door. Enclosed rear garden principally laid to lawn with patio, gazebo and side gate.

**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

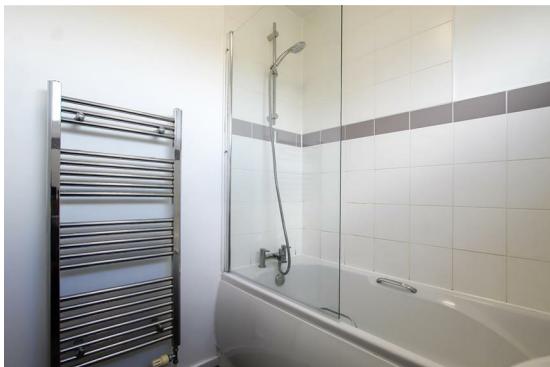
Holding Deposit - £346

Deposit - £1730

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

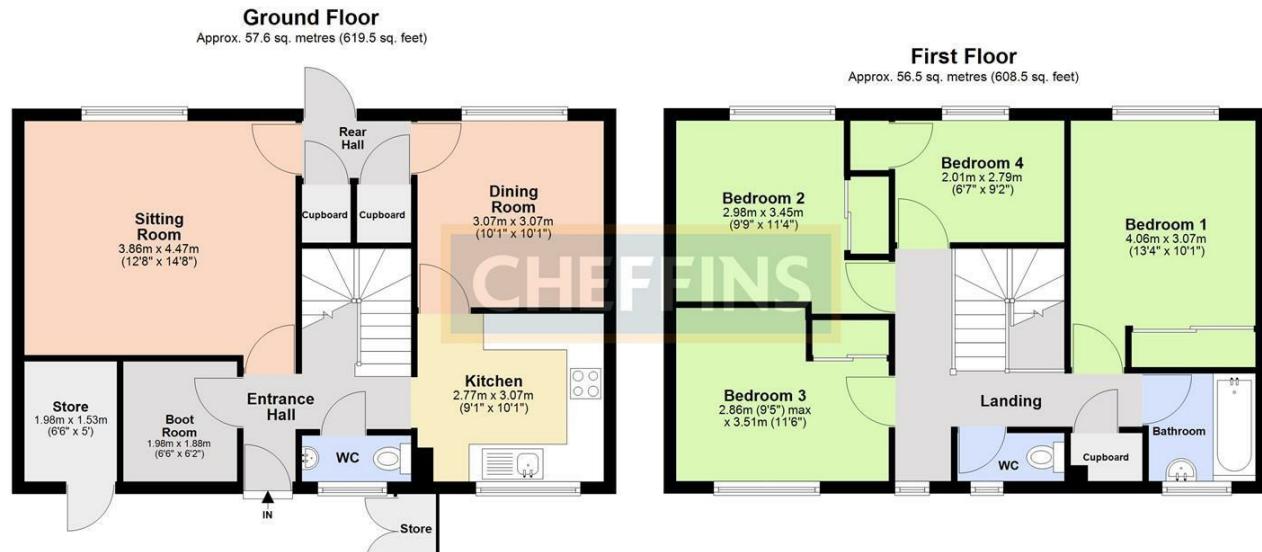
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 **Reposit**

**Rent without a deposit**



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

#### 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](http://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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