



Shipp's Field, Waterbeach
CB25 9DZ

Pocock + Shaw

13 Shipp's Field
Waterbeach
Cambridge
CB25 9DZ

This very well proportioned two bedroom home is ideally located at the end of this residential cul de sac, overlooking a greenspace and small children's play area. Being immaculately presented throughout, with enclosed rear garden and parking.

- Sitting room
- Spacious fitted kitchen/ dining room with integrated appliances
- Ground floor WC
- Landing
- Two bedrooms
- First floor bathroom
- Gas radiator heating system
- Enclosed rear garden with small shed
- Off road parking

Offers in region of £325,000



A superbly presented two bedroom home, perfectly located in this end of cul de sac position and enjoying an open outlook to the front, over greenspace and a small children's play area.

Waterbeach village is just 8.5 miles north of the historic City of Cambridge, with the village benefiting from a mainline railway station 1 mile from the property.

Glazed entrance door to:

Sitting room 14'1" x 12'2" (4.29 m x 3.71 m) A well appointed room with window to the front, double radiator, feature wall mounted flame effect fire and Freesat. Stairs rising to the first floor. Door to:

Kitchen dining room 15'4" x 12'2" (4.67 m x 3.71 m) Extremely well fitted kitchen with range of modern units, set under a contrasting worksurface. Inset one and a quarter bowl single drainer sink unit with mixer tap, single base unit, space and plumbing for washing machine. Continuation of work surface with stainless steel 5 burner gas hob, single oven beneath and canopy extractor. Space and plumbing for dishwasher. Matching range of wall mounted cupboards. Wall mounted Potterton gas fired boiler. Window to the rear and double French doors to the rear garden. Recessed spotlights to the ceiling. Double radiator.

Cloaks WC Fitted white suite with wall mounted wash basin and close coupled WC, window to the side. Part ceramic tiled splashback.

First floor landing Access to loft space with integrated loft ladder, radiator.

Bedroom one 12'2" x 10'7" (3.71 m x 3.23 m) Window to the front, double radiator.

Bedroom two 10'0" x 6'6" (3.05 m x 1.98 m) Window to the rear, double radiator and large fitted cupboard.

Bathroom White fitted suite with pedestal wash basin, close coupled WC and bath with mixer tap. Fitted shower above. Part ceramic tiling to the walls, window to the rear, radiator.

Outside To the front of the property there is one allocated private parking space and access to two shared visitor spaces, small open plan garden area, and gated pedestrian access to the rear garden. The rear garden is fully enclosed with timber fencing, timber shed.

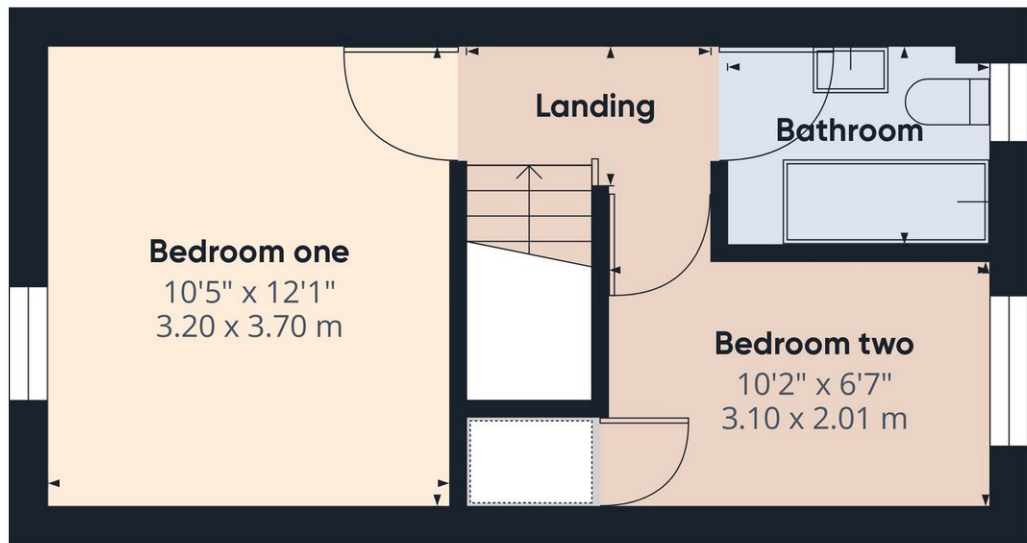
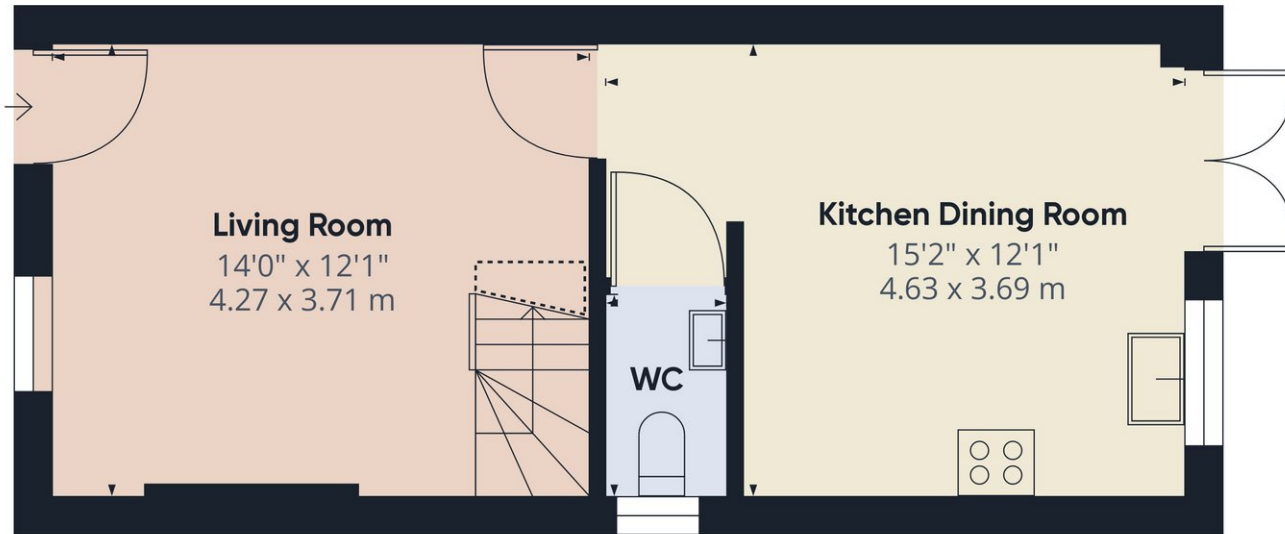
Services All mains services are connected.

Tenure Freehold, built 2010

Viewing By prior appointment with Pocock and Shaw

Council Tax Band B





Approximate total area

617.5 ft²
57.37 m²

Reduced headroom

9.18 ft²
0.85 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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