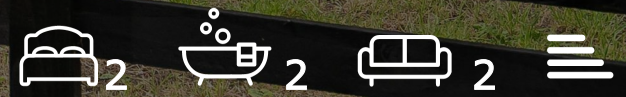




13 Wiles Close
Waterbeach, CB25 9LD

Guide price £350,000



13 Wiles Close

Waterbeach, CB25 9LD

- 2 Double bedrooms
- Garage and off-street parking
- No chian
- Village location

A recently renovated two-bedroom end-of-terrace property with a garage and off-street parking and situated within walking distance of local amenities.

Upon entering, the accommodation comprises a bright, spacious living room with stairs to the first floor. The open-plan kitchen/dining area is well appointed with a range of base units with work surfaces over, and freestanding appliances included. Off the dining room is a storage area, which in turn leads to the downstairs shower room complete with a shower cubicle, heated towel rail, basin, and WC.

Upstairs, there are two bedrooms. The principal bedroom benefits from built-in wardrobes, and the second bedroom has a useful storage cupboard and enjoys views over the rear garden.

The low maintenance rear garden is paved and graveled, and is accessed via a secure gate leading to a driveway, and a large garage with a workshop. The family bathroom is well fitted with a bath with shower attachment, basin and WC.





The property has gas central heating, double glazing and is offered with no onward chain.

The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. It is also served by served by the Busway 100 and PR5 route, providing convenient connections to Cambridge and surrounding destinations.

SatNav: CB25 9LD

What3Words: ///gently.twit.stung

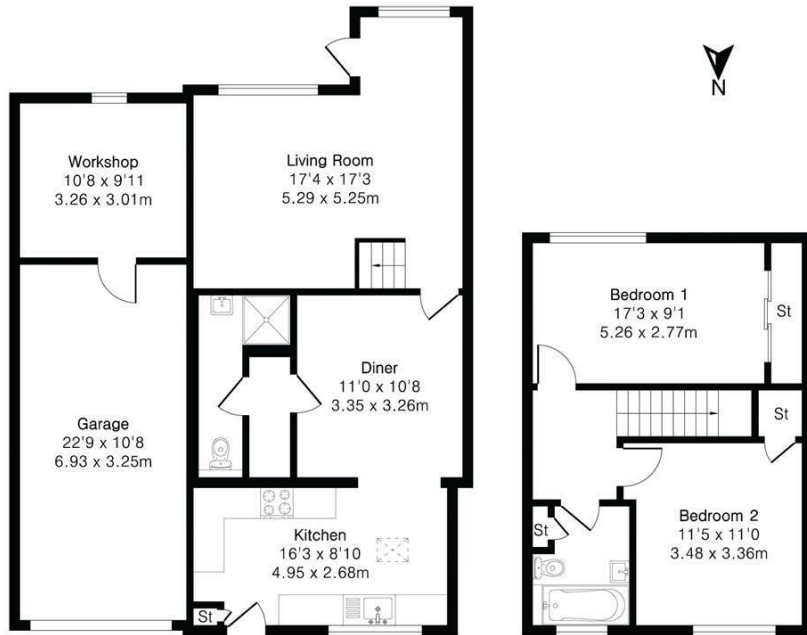


**Approximate Gross Internal Area 1028 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 607 sq ft – 56 sq m

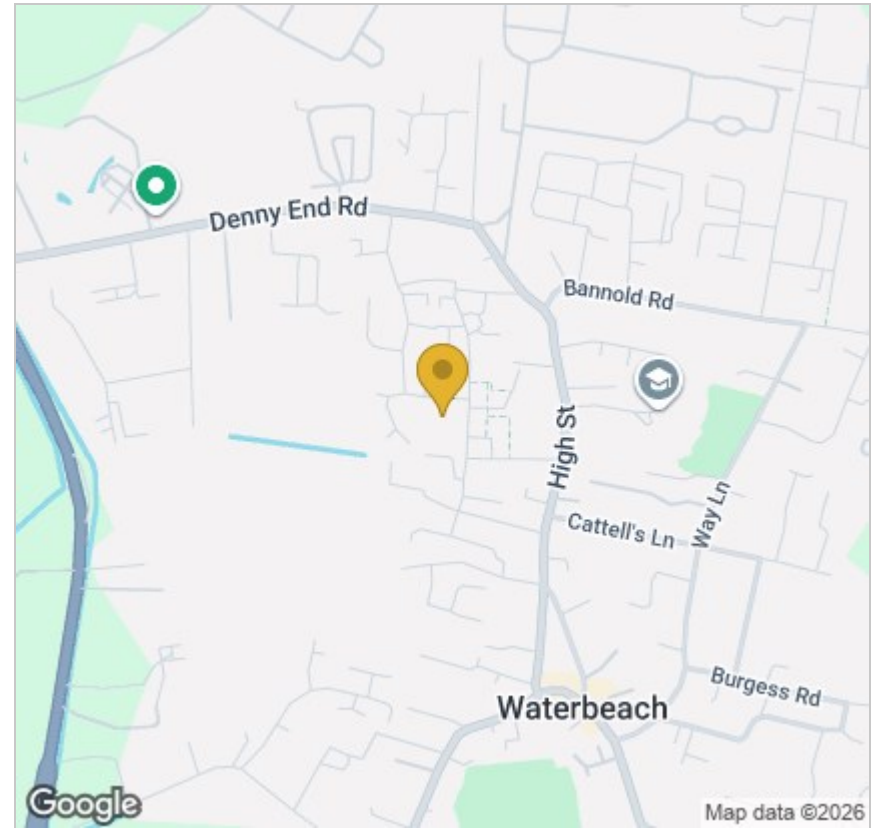
First Floor Area 421 sq ft – 39 sq m

Garage Area 352 sq ft – 33 sq m



Ground Floor

First Floor



Energy Efficiency Graph

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

Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.