

Perfect Family Home

Capper Road

Waterbeach

Cambridge

Guide Price £375,000 -

£400,000

Freehold

haart
CAMBRIDGE

01223 785791

Available 8am - 10pm every day

haart.co.uk

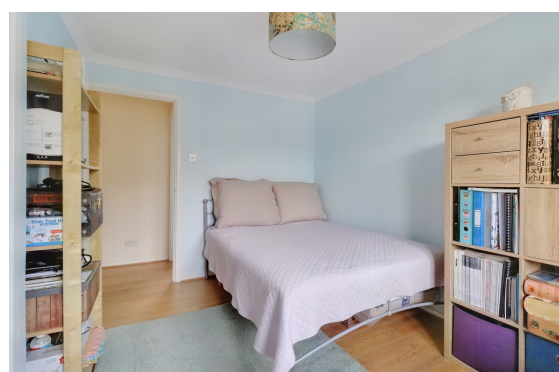


Ref: HRT011719044



A wonderful opportunity to acquire this perfect family home with three bedrooms, a generously sized lounge and modern kitchen suite with a separate utility room, a spacious garden and plenty of vehicle parking, situated in a desirable residential area close to the train station.

- **Three Bedrooms**
- **Utility**
- **Drive & Allocated Parking**
- **Family Bathroom & WC**
- **Electric Charging Point**
- **South-Facing Garden**
- **Local Amenities**
- **Cycle To Train Station**



Front of Property

Sizable block paved driveway with an electric charging point and a fixed water butt, a lawned area with shrubs and hedging.

Entrance Hall

Entered through a porch into a well planned layout comprising of dark oak laminate flooring and doors to the WC, lounge and kitchen with stairs rising to the first floor landing.

Separate WC

WC, pedestal sink, obscure double glazed window to front elevation and a double panelled radiator.

Lounge/Dining Room 4.12m x 5.37m

Plenty of space for both seating and dining room furniture, fitted with a continuation of dark oak laminate flooring, double glazed window to front elevation and patio doors to the garden.

Kitchen / Breakfast Room 3.48m x 5.36m

Modern kitchen suite fitted with a range of light grey oak base and wall units, work surfaces, stainless steel sink and integrated appliances four ring gas hob and oven. Contains an under stairs cupboard which could serve as a pantry, extractor fan, double glazed window to rear and side elevation and doors to the utility room and lounge.

Utility Room 2.37m x 2.07m

Light grey oak base units with stainless steel sink, space and plumbing to accommodate a washing machine and dryer, double glazed window to front elevation, UPVC door to the garden and houses the Ideal gas combi boiler.

First Floor Landing

Carpeted stairway and laminate flooring, airing cupboard, part boarded and insulated loft with loft ladder and doors to the bedrooms and family bathroom.

Bedroom One 3.23m x 4.15m

Well sized double bedroom fitted with laminate flooring, double built in wardrobes, single panelled radiator and double glazed windows with a tilt and turn function.

Bedroom Two 2.57m x 3.63m

Double bedroom with laminate flooring, built in wardrobes with sliding doors and double glazed windows with a tilt and turn function.

Bedroom Three 3.23m x 2.10m

Fitted with a continuation of laminate flooring, single panelled radiator and double glazed windows with a tilt and turn function.

Bathroom

Three piece suite comprises WC, full length bath with shower attachment, pedestal sink and an obscure double glazed window.

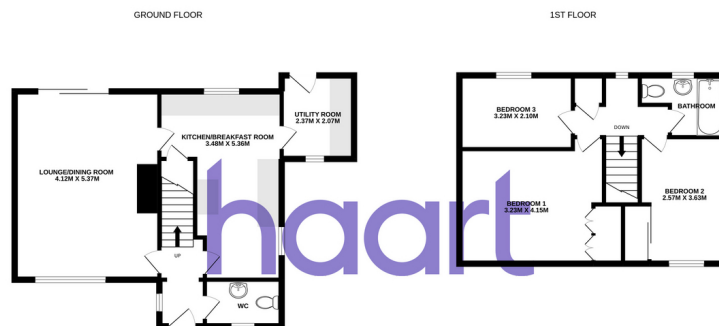
Rear of Property

Fully enclosed, mainly laid to lawn garden with two timber sheds, fruit trees, shrubs, decking with a wooden pergola and patio with gravelled borders.

Agents Note

Council tax band: B

Local authority: South Cambridgeshire
Management and maintenance of estate, common spaces and insurance service charge: £225.33 per annum



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac C0202

Energy Efficiency Rating

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

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT_011710_009259

