



4 Mason Road
Waterbeach, CB25 9GS

£153,000 Leasehold 45% Share

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- 45% Shared ownership
- 2 double bedrooms
- Driveway parking for 2 vehicles

A modern 2-bedroom end terrace house being sold on a 45% shared ownership basis, with a driveway and garden. Nearby is a communal green and it is within convenient reach of the High Street and local amenities, and just a 15-minute walk to the train station.

There is an entrance hall with a wc, understairs cupboard and a shoe storage unit. The kitchen has an integrated electric oven, oven, gas hob and extractors hood and plenty of storage cupboards. The living/dining room has a window and door to the rear garden and a useful storage cupboard.

On the landing a deep cupboard, useful for storage, and loft access. The main bedroom is a good size double, has fitted blinds and alcove space ideal for a dressing table or wardrobe. The second bedroom is also a good size double. The bathroom has been well maintained with attractive tiling added to the floor and splashback areas and looks great.

There is gas central heating, double glazing and there are 5 years remaining on NHBC warranty.

Outside, there is a fully enclosed garden rear garden with a patio area, lawn and a shed. To the end of the garden is a wicker gate leading to a rear passageway. At





the front is a driveway with space for 2 vehicles.

The village of Waterbeach is a great location for commuters with good access to the A14 and A10, there is a railway station providing links to Cambridge, London, Ely, and King Lynn. There is a primary school together with local shops, pubs, and restaurants. There are bus services linking to Cambridge and Ely.

WhatThreeWords:///attic.competing.brothers
Sat Nav: CB25 9GS

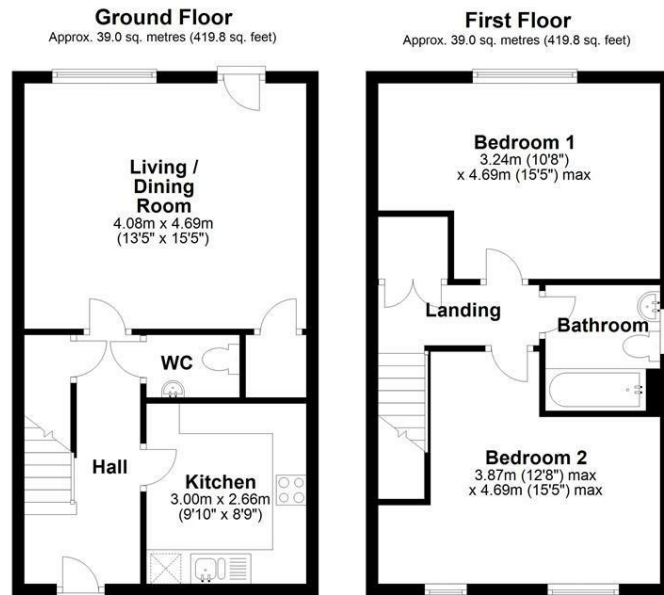
Agents notes

Viewings will only be conducted for those who are eligible for shared ownership properties. Visit the website below and confirm eligibility or email prior to viewing.

www.gov.uk/shared-ownership-scheme/who-can-apply



Floor Plan



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold

Council tax band: C

The monthly rent is £487,73 per annum

The service charge is made up of:

Buildings insurance £31.71 per month

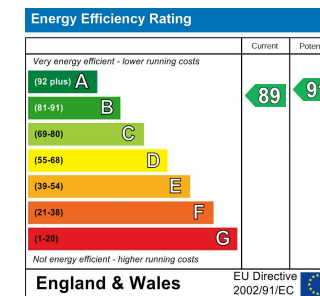
Admin fee £0.79 per month

Ground rent £5.29 per month

Area Map



Energy Efficiency Graph



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.

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