



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

## Brand New 2 & 3 Bedroom Homes Cooke's Field, Waterbeach, Cambridge, CB25 9PB

Prices From **£124,000** for a 40% share

## Cooke's Field

Cooke's Field is an exciting new development of just 30 new homes positioned around a delightful communal green in the popular and exceptionally well-served village of Waterbeach located just 6 miles north of Cambridge.

Of the 30 properties on the scheme just nine homes will be available to purchase under the Government's Shared Ownership scheme. Shares will start from 40% of the value of the property with alternative shares available subject to the individual's affordability.

Available properties include three 3 bedroom homes and six 2 bedroom homes.



## Specification includes

- White gloss eye and base level units
- Rixonway worktops and upstands
- High quality tiles to kitchen floors
- Integrated BEKO fridge/freezer and oven
- Integrated BEKO 4 gas burner stainless steel hob
- Stainless steel cooker hood
- Carpet to living room, hallway and bedrooms
- Bathroom with contemporary white suite
- Steel enamel bath with shower fixture over
- Gemini tiles to bathroom floors and walls
- Turfed rear gardens
- Garden shed for all properties
- 10 Year Premier Guarantee cover
- 2 Allocated parking spaces
- 'A' Rated Worcester boiler







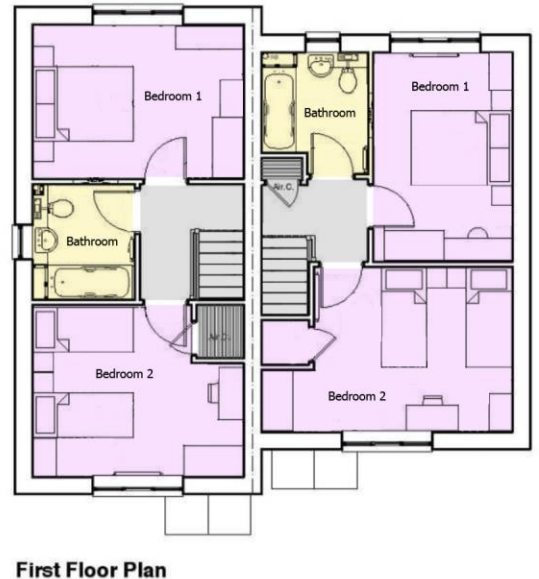
N.B- Properties will be sold on a leasehold basis of 150 years.

Staircasing up to 80% is permitted on the scheme.

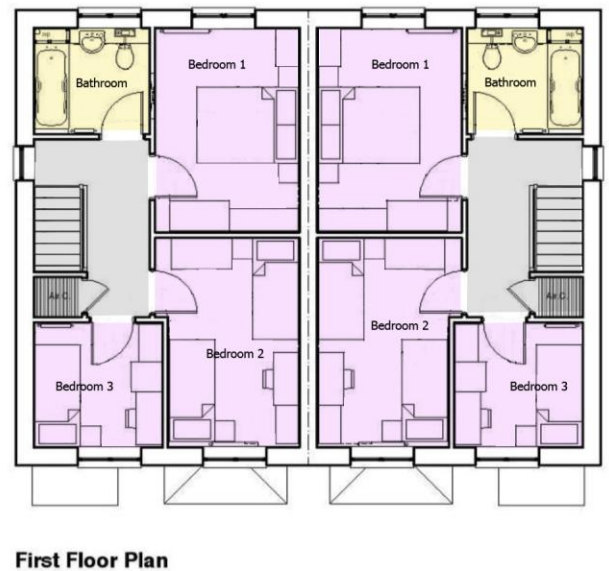
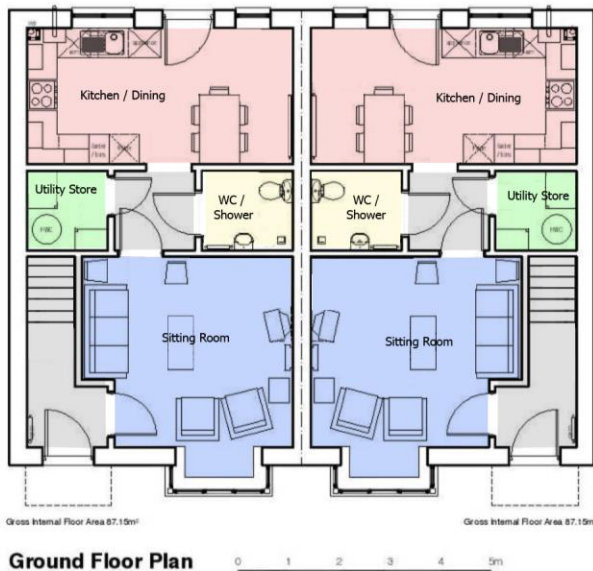


## Floor Plans

### 2 Bedroom House Plan



### 3 Bedroom House Plan



#### Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.