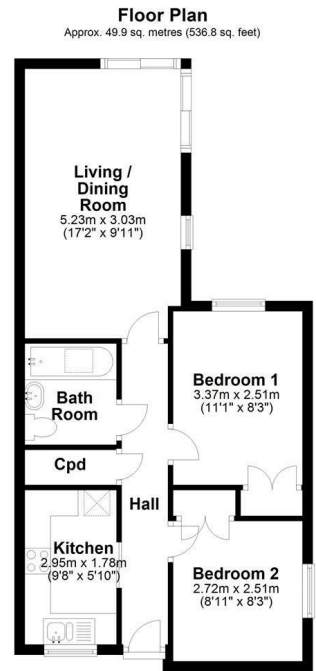




17c High Street, Waterbeach, CB25 9JU
£1,400 Per month





Total area: approx. 49.9 sq. metres (536.8 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.

- Two bedrooms
- Desirable village
- Parking space
- Available June

A wonderfully presented 2 bedroom semi-detached bungalow located just behind the High Street in the very popular village of Waterbeach.

The kitchen makes excellent use of space with a range of low and high-level cabinets, an electric double oven and hob, a washing machine, and a fridge freezer. There are tiled splashbacks and a window looking out to the front of the property.

There are two good-sized bedrooms which are carpeted and both have integrated cupboards. The living room is wonderfully light thanks to the double sliding doors which look out over the landscaped garden. The bathroom is modern with a bath, shower over bath, wc, and basin.

The enclosed garden has a patio area and lawn and can be accessed either via the property or a side gate to the front. Outside the front of the property is an allocated parking space.

Waterbeach is a very popular village is plenty of local amenities centered around a village green. Please note, the photos were taken prior to the current occupation.

Council tax band: EPC: C

WhatThreeWords:
///blankets.grounding.agreement



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com