GRAY TOYNBEE

39 Watermans Road

Waterbeach, CB25 9RP

Guide price £325,000

2 | 1 | 1 | B

39 Watermans Road

Waterbeach, CB25 9RP

- 2 double bedrooms
- Garden
- Allocated parking
- Sought after location

A beautifully presented 2-bedroom mid-terraced house situated on an established development in Waterbeach.

Constructed in 2018, the house provides excellent accommodation, has a good-sized garden and a driveway with space for two cars.

On the ground floor, there is an entrance hall with a cloakroom. The living room has an understairs cupboard and opens to the kitchen/diner. The kitchen area is equipped with an integrated oven and gas hob, with further space and plumbing for a fridge/freezer and washing machine. There is plenty of space for a table and chairs with French doors leading to the rear garden.

Upstairs there are two double bedrooms, including the master bedroom with a large fitted cupboard. There is also a modern family bathroom with mains shower over a bath, WC, hand wash basin with cupboards below and a heated towel rail.

Outside at the back of the property, there is a driveway with space for two cars. Gated rear access leads to the garden which is a good size and principally laid to lawn with a paved patio.

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.

There is an annual maintenance fee of approx £200.00 to contribute towards the upkeep of the communal areas.

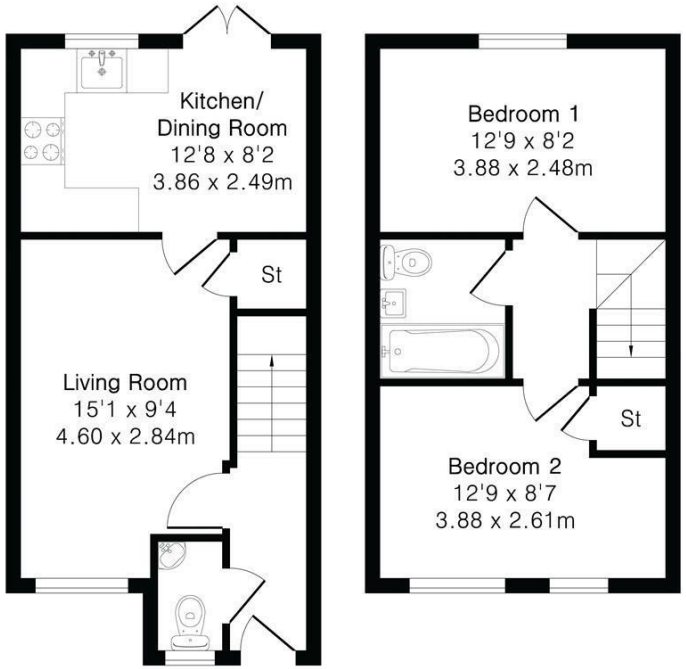
Sat Nav: CB25 9RP
What3Words: ///eradicate.gracing.framework

GRAY TOYNBEE

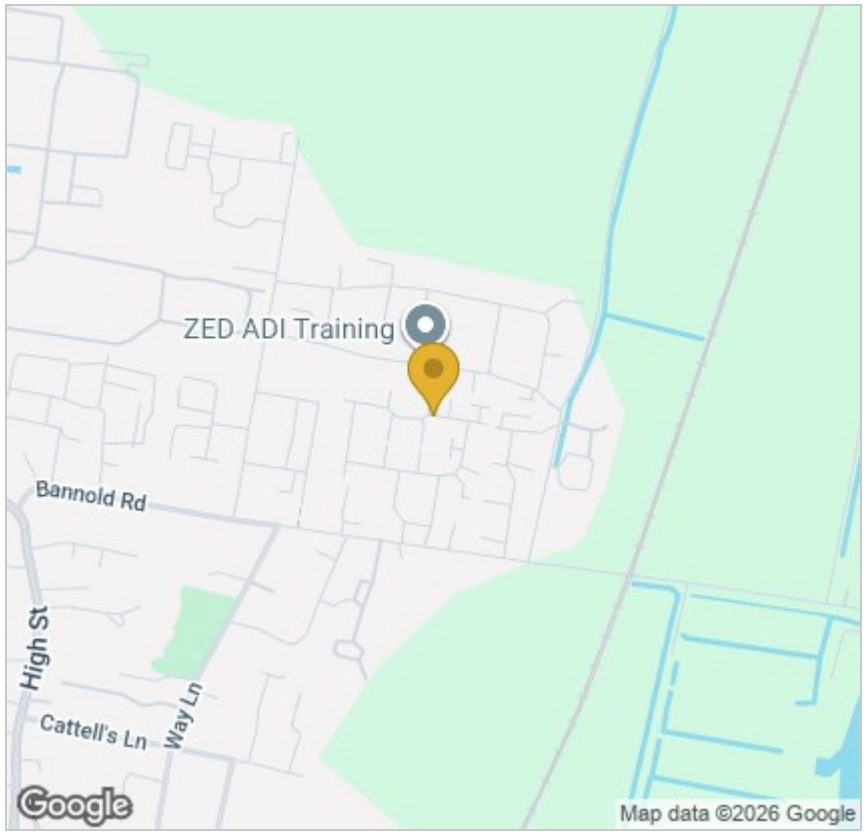
Approximate Gross Internal Area 622 sq ft - 58 sq m

Ground Floor Area 322 sq ft – 30 sq m

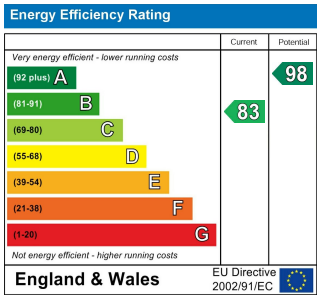
First Floor Area 300 sq ft – 28 sq m



Ground Floor First Floor



Energy Efficiency Graph



Tenure: Freehold

Council tax band: B

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.

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