



8 Whitmore Way  
Waterbeach, CB25 9HS

Guide price £370,000



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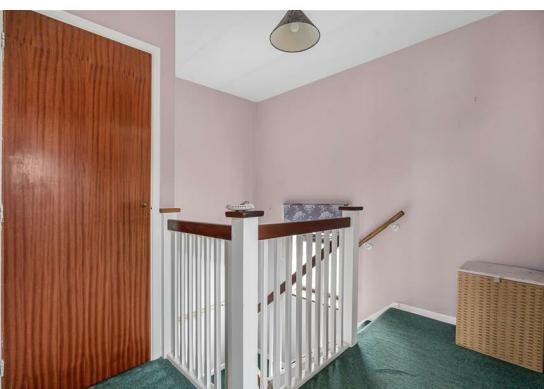
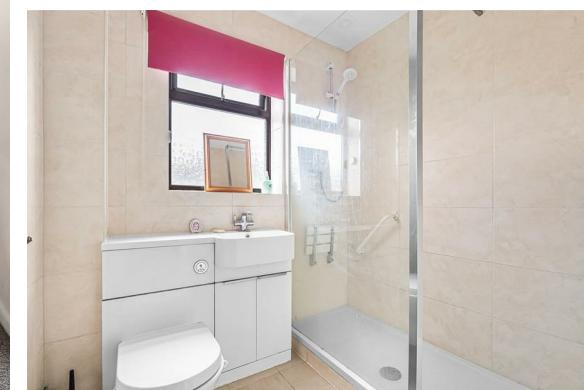
- Convenient location
- Well proportioned
- Garden
- No chain

A three bedroom end of terrace home positioned on a pleasant corner plot in a sought-after residential close, within walking distance of the local amenities and a just a short stroll from Waterbeach train station.

This family home is well presented and comprises a welcoming entrance hall with stairs to the first floor and understairs storage cupboard. The kitchen is fitted with wall and base units with space for a cooker, washing machine and low level fridge/freezer. To the rear of the property is the living room which enjoys a dual aspect with a set of doors to the garden and a gas fire.

On the first floor a bright and spacious landing leads to three bedrooms and a shower room fitted with a modern suite.

Outside, the property is approached via a paved pathway with a wrap around lawn at the front. Gated side access leads to a good size rear garden which is fully enclosed with a paved patio and lawned areas with raised beds. There is also a large garden studio with power and light and allocated parking.





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 and Cambridge.

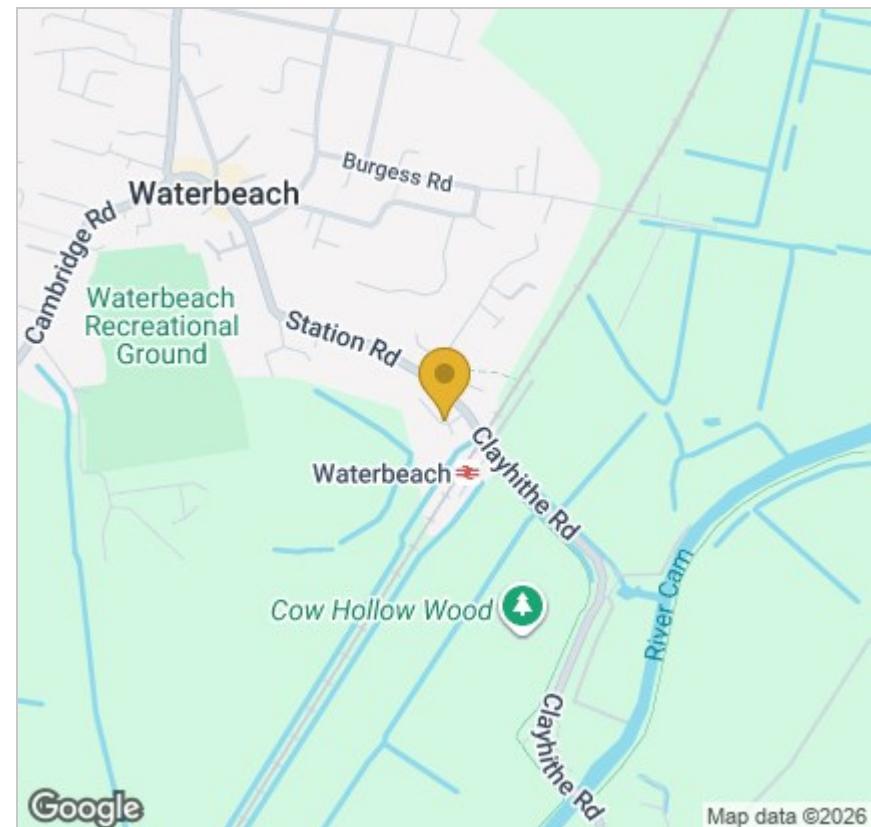
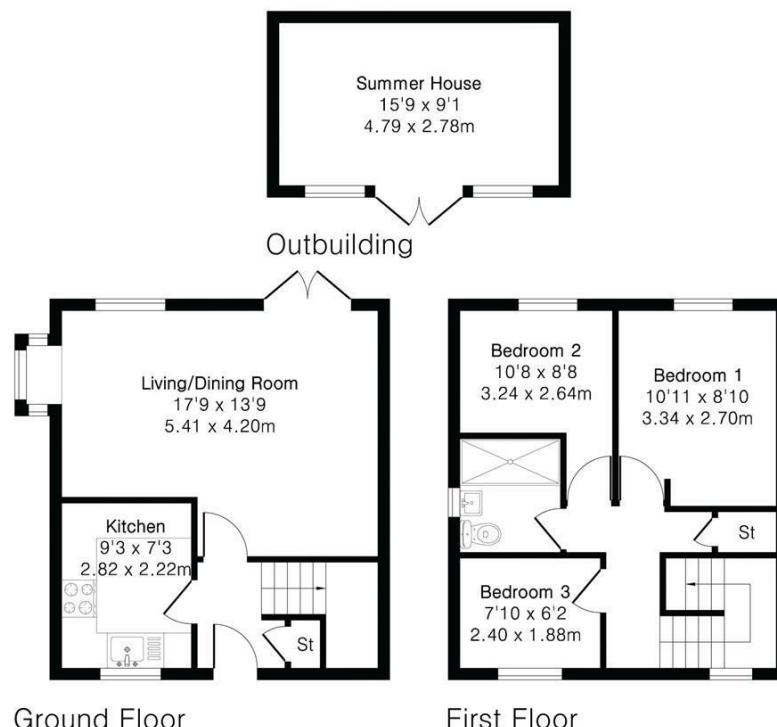
SatNav:CB25 9HS

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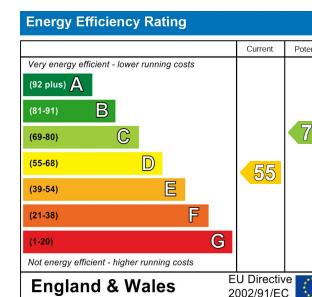


**Approximate Gross Internal Area 718 sq ft - 67 sq m  
(Excluding Outbuilding)**

Ground Floor Area 362 sq ft - 34 sq m  
First Floor Area 356 sq ft - 33 sq m  
Outbuilding Area 143 sq ft - 13 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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