



3 Vicarage Close  
Waterbeach, CB25 9QG

**Guide price £350,000**

### 3 Vicarage Close

Waterbeach, CB25 9QG

- 3 Bedrooms
- Enclosed rear garden
- Ideal first home
- Central village location

A well-presented three-bedroom mid-terraced home, with an enclosed rear garden, situated close to the village green and within walking distance to local amenities and the train station.

The accommodation comprises an entrance hall with bespoke understairs storage, leading to the bright living room overlooking the rear garden, which is accessible via patio doors. The kitchen/dining room is well appointed with a range of wall and base units with work surfaces over, integrated appliances include an oven, hob, fridge freezer, dishwasher, washing machine and wine fridge.

Upstairs, there are three bedrooms, two of which are good-sized doubles and a further single. While the principal bedroom benefits from built in wardrobes, the further bedrooms enjoy views over the rear garden. The family bathroom is fitted with a shower, basin, WC and heated towel rail.





Outside, the property benefits from use of the residents parking. Secure gated access leads to the rear garden which is laid to Astroturf with shrub and flower borders, with a patio adjoining the property.

The village of 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 9QG

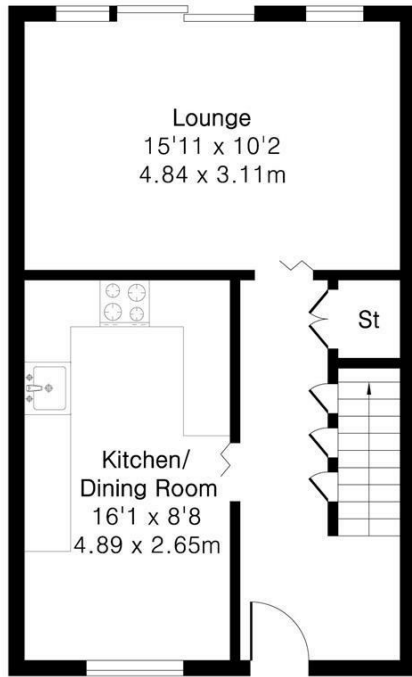
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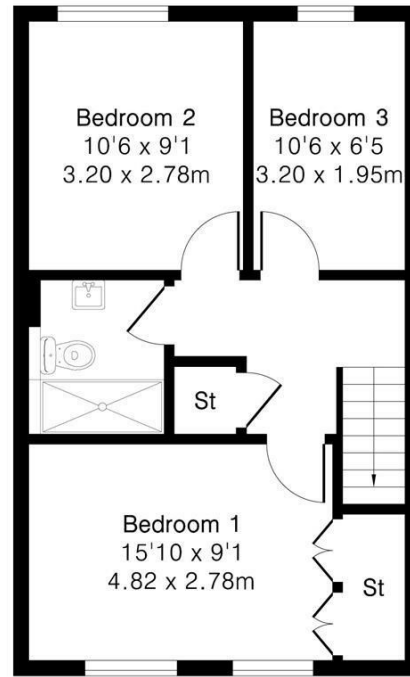
**Approximate Gross Internal Area 856 sq ft - 80 sq m**

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m



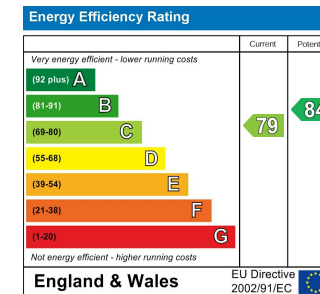
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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