

LAST PLOT REMAINING

 GRAY
TOYNBEE



61 Bannold Road
Waterbeach, CB25 9LQ

Guide price **£499,995**



61 Bannold Road

Waterbeach, CB25 9LQ

- LAST HOME REMAINING
- £10,000 INCENTIVE AVAILABLE
- EV Charging point
- 2 Parking spaces
- Generous garden
- Underfloor heating to ground floor
- *LAST PLOT REMAINING* £10,000 INCENTIVE AVAILABLE*

A three-bedroom semi-detached family home, thoughtfully designed to an excellent standard with modern living in mind by Artisan Homes, and boasting a prime position within this select development of just 5 new homes.

On the ground floor is a bright and spacious entrance hall with a cloakroom and open-plan kitchen/living/dining room with French doors opening onto the garden. The kitchen benefits from fitted appliances and there is also a useful utility cupboard with space for a washing machine and tumble dryer.

On the first floor there is a good size Master bedroom with an ensuite shower room, a further double bedroom and a single bedroom/study. The second and third bedroom share the family bathroom.

Outside gated side access leads to a generous enclosed garden which is laid to lawn and benefits from a spacious shed. To the front of the property, there is





off-road parking for two vehicles with the added benefit of an EV charging point.

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 9LQ

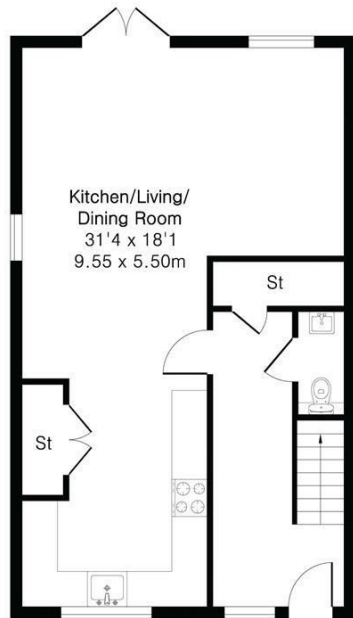
What3Words: ///detect.solving.horseshoe



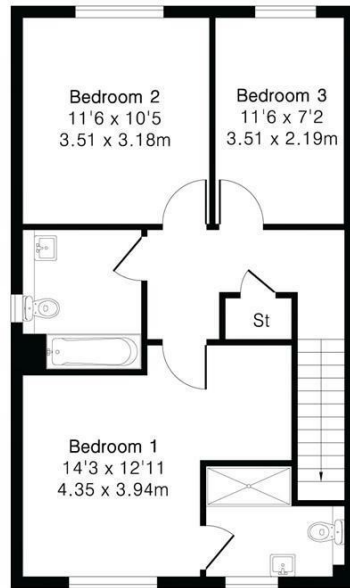
Approximate Gross Internal Area 1122 sq ft - 104 sq m

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 561 sq ft – 52 sq m



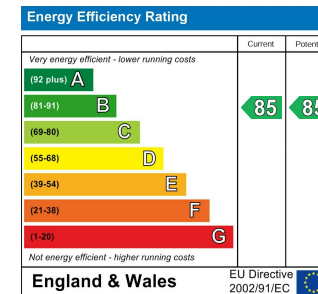
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.