



32 Watermans Road
Waterbeach, CB25 9RP

Guide price £345,000 **30% Shared Ownership**



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- Available to purchase as shared ownership
- Two double bedrooms
- Off-street parking
- Popular location

A spacious and well-maintained two-bedroom semi-detached home extending to approximately 746 sq ft, offering off-street parking, situated on an established development in Waterbeach.

The ground floor begins with an entrance hall, complete with a cloakroom, leading through to a bright living room filled with natural light. The living room has space for a dining table and benefits from a useful built in storage cupboard. The kitchen is well equipped with low and high-level cabinets, featuring an integrated oven and gas hob. The washing machine and dishwasher are to remain, with additional space for a fridge freezer.

Upstairs, the property comprises two generously sized double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom benefits from a large storage cupboard. The family bathroom is fitted with a bath and shower over, hand wash basin, WC and heated towel rail.

Externally, the property features





a driveway to the front, providing off-road parking for one vehicle. The south-facing rear garden is mainly laid to lawn with patio space, and there is a useful timber shed for additional storage.

Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9RP

What3Words: ///taped.excusing.neatly

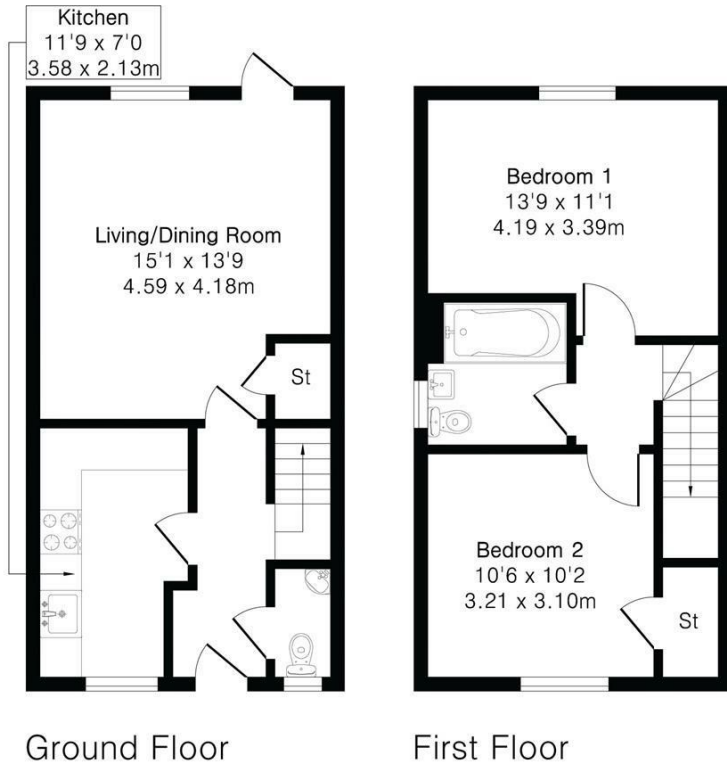
Agents note: This property is also available to purchase as shared ownership.



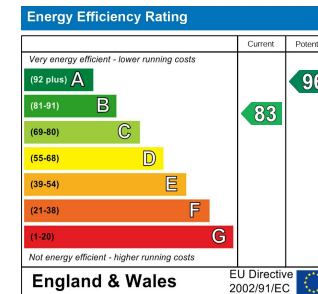
Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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