



4 Bannold Box Cottages  
Waterbeach, CB25 9LP

Guide price £240,000



## 4 Bannold Box Cottages

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- 3-Bedrooms
- New Boiler installed Oct 2024
- Parking
- Generous South-facing rear garden
- No-chain

A charming 3-bedroom end of terraced property in need of sympathetic refurbishment, Situated in a rural location on the outskirts of the village within a generous plot, and boasting picturesque views over open countryside and agricultural land.

The accommodation comprises in brief through a side porch, the main entrance door leading to the kitchen/breakfast room with fitted wall and base units and space for white goods. Off the kitchen is a spacious open-plan living/dining room with plenty of storage and wonderful views to the front over fields. There is a shower room on the ground floor immediately off the inner hallway.

On the first floor is a landing with access to the loft space and three bedrooms, two of which are good-sized doubles.

Outside, the generous South-facing rear garden is mainly laid to lawn with mature hedgerows and trees, and boasts lots of potential for keen vegetable growers and gardeners. There are various sheds and outbuildings currently used for storage. The property also benefits from





private off-street parking, with a driveway to the front of the house and further parking to the rear.

This property offers a serene and idyllic setting, while still being within easy reach of local amenities and excellent transport links. The property also features oil-fired heating.

Agents note: There is a septic tank for drainage and water is provided from a bore hole.

The village of Waterbeach is a popular and thriving village, at its center 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 9LP

What3Words: ///calibrate.flinches.pictures

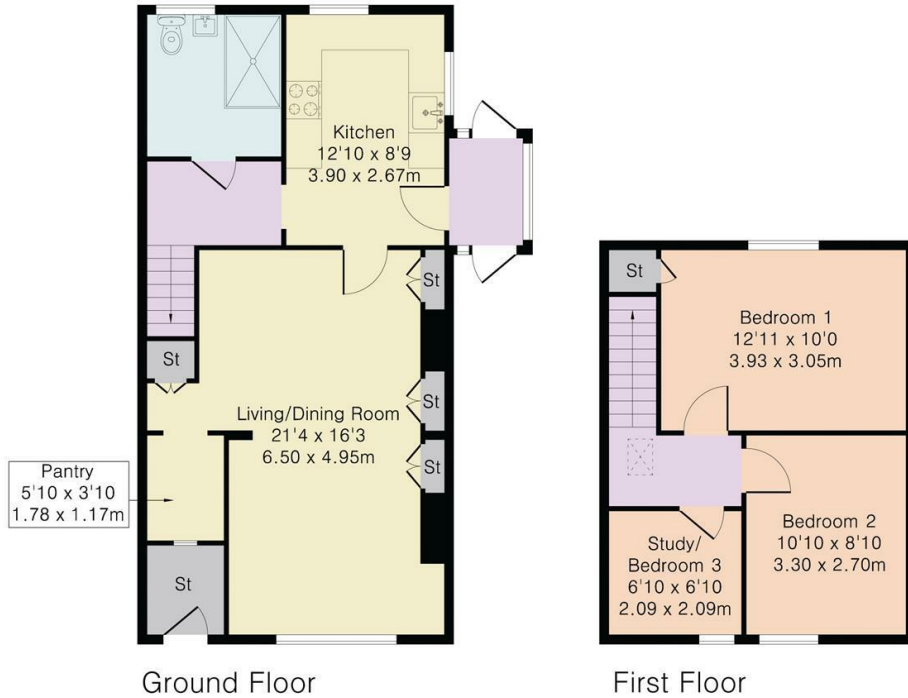


## Floor Plan

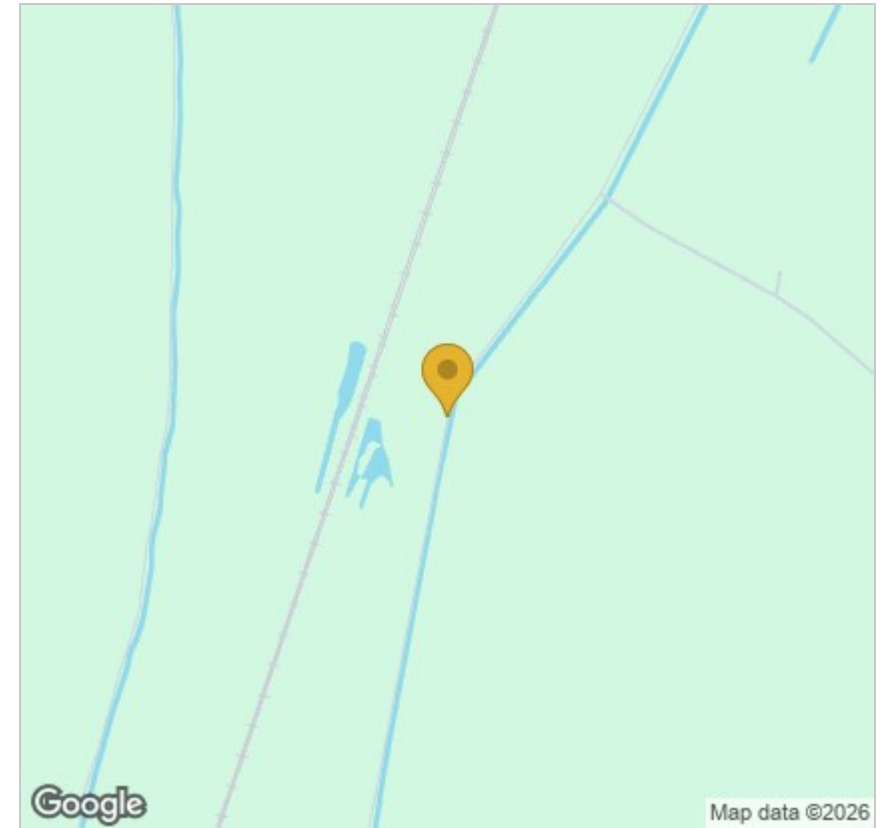
**Approximate Gross Internal Area 943 sq ft - 88 sq m**

Ground Floor Area 592 sq ft – 55 sq m

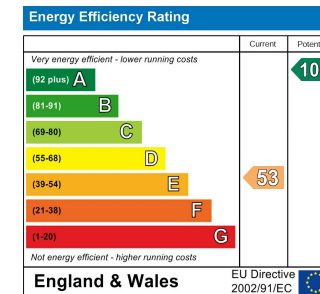
First Floor Area 351 sq ft – 33 sq m



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: B

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