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11 Station Road , Waterbeach, CB25 9HT £1,850

Elegant three / four bedroom, detached period cottage.

Four minutes walk from Waterbeach Train Station.

In very good condition, and recently renovated to high standard. Double glazed with gas central heating throughout. Driveway and ample off road parking space.

Downstairs;

Entrance hall, large, fully-fitted, modern kitchen and Study/4th bedroom. Family / sitting room, utility room with downstairs cloakroom.

Upstairs:

Master bedroom with en-suite shower room, 2 double bedrooms, modern family bathroom.

Waterbeach

The popular village of Waterbeach lies just six miles north of the University City of Cambridge and enjoys excellent transport options. Waterbeach railway station is close by with trains to Cambridge taking only a few minutes with direct trains running from Cambridge and Cambridge North to London Kings Cross.

Bus services are also available serving the local areas with the new Number 100 bus service providing half-hourly peak and hourly off-peak journeys on weekdays and Saturdays, and hourly on Sundays from Waterbeach to Cambridge. The A10 is nearby for journeys to Ely and Cambridge, whilst also providing easy access to A14 and M11.

Waterbeach Community Primary School is situated in the High Street together with the community-managed library while further schools and colleges for all ages can be found in the surrounding area

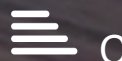
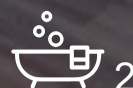
There are several local stores in the village with a Tesco supermarket a short drive away in Milton and further extensive shopping and leisure facilities can be found in Cambridge.

The open spaces of Waterbeach Recreation Ground include a children's play area and sports pitches. The surrounding countryside offers a variety of walks, including footpaths along the River Cam with Milton Country Park to the south providing playgrounds and lakes together with a visitor centre and cafe. There is also a gymnasium and café at the Cambridge Innovation Park.

Waterbeach New Town has a lakeside walk and café in the north and hosts mon

Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



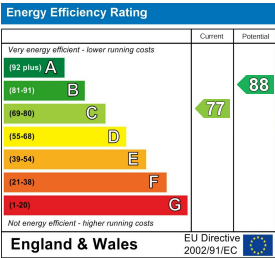
Floor Plan



Area Map



Energy Efficiency Graph



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