



14 Glebe Road, Waterbeach, Cambridge, CB25 9RJ

Guide Price £575,000 Freehold



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**A WONDERFUL, DETACHED FAMILY HOME LOCATED WITHIN THE POPULAR VILLAGE OF WATERBEACH, CONVENIENT FOR ITS COMMUTING LINKS TO THE HISTORIC CITY OF CAMBRIDGE.**

- Detached house
- 4 beds, 2 bath, 3 receipts
- Gas fired central heating to radiators
- Constructed in 1992
- Council tax band - D
- 1295 Sqft / 120 Sqm
- 0.08 acres
- Driveway parking and garage
- EPC - D/65

Constructed in 1992, this detached four-bedroom home measures 1295 Sqft / 120 Sqm and provides generous living accommodation over two levels. To the ground floor the property comprises of three reception rooms which includes a formal dining room/study, a lounge with sliding doors opening onto the patio and a conservatory off the kitchen. Completing the ground floor is a galley style kitchen with a utility room adjoining and a WC off the entrance hall to the front. To the first floor are four bedrooms which include two generous double bedrooms each with fitted wardrobes. There are two bathrooms which includes a family bathroom and an en-suite shower room off the master bedroom.

Externally – To the front of the property is a driveway with parking for two vehicles, a detached garage, and a front lawn with an established flower bed underneath the window and a pathway leading up to the front door. The rear garden is fully enclosed, laid predominantly to lawn with herbaceous borders and has a patio area accessible off the Conservatory and living room.

**Location**

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities.

There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - D

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

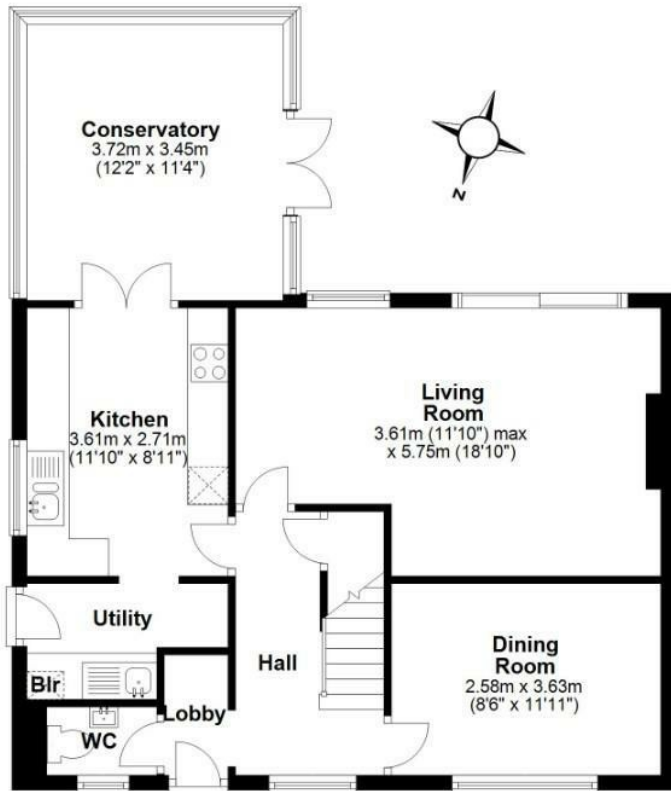
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



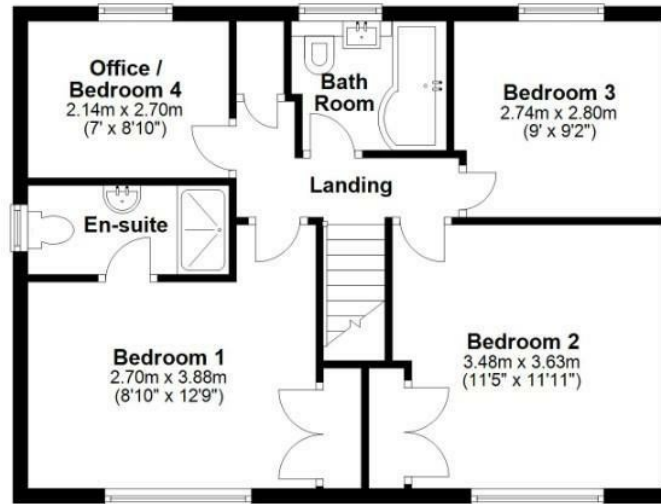
## Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



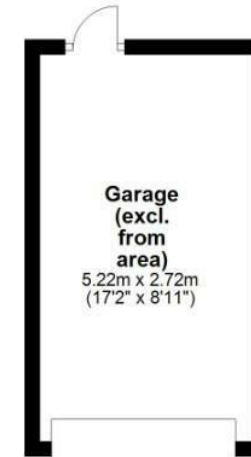
## First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



