



3 Whitmore Way, Waterbeach, Cambridge, CB25 9HS
Guide Price £275,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS EXTENDED TERRACED HOME, LOCATED WITHIN A SHORT STROLL OF WATERBEACH TRAIN STATION.

- Terraced house
- 1 bed, 1 bath, 1 recept
- Electric heating
- EPC - E/39
- 575 Sqft / 53 Sqm
- Constructed in 1987
- Allocated parking
- Council tax band - B

Having been constructed in 1987, this one-bedroom terraced home was later extended to the rear and provides living accommodation measuring 575 Sqft / 53 Sqm. To the ground floor the property comprises an entrance hall with two built in storage cupboards, a kitchen and a large open plan living space with French doors opening onto the rear garden. The first floor comprises of a double bedroom and bathroom with panelled bath with shower over, a low-level WC and a pedestal sink unit.

Externally – The rear garden of the property is fully enclosed, has a patio area off the rear doors, is predominantly laid to lawn and has a timber constructed shed to the rear. The property has allocated parking within a resident parking area.

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: electricity, water and mains drainage. Electric heating

Statutory Authorities

South Cambridgeshire District Council

Council tax band - B

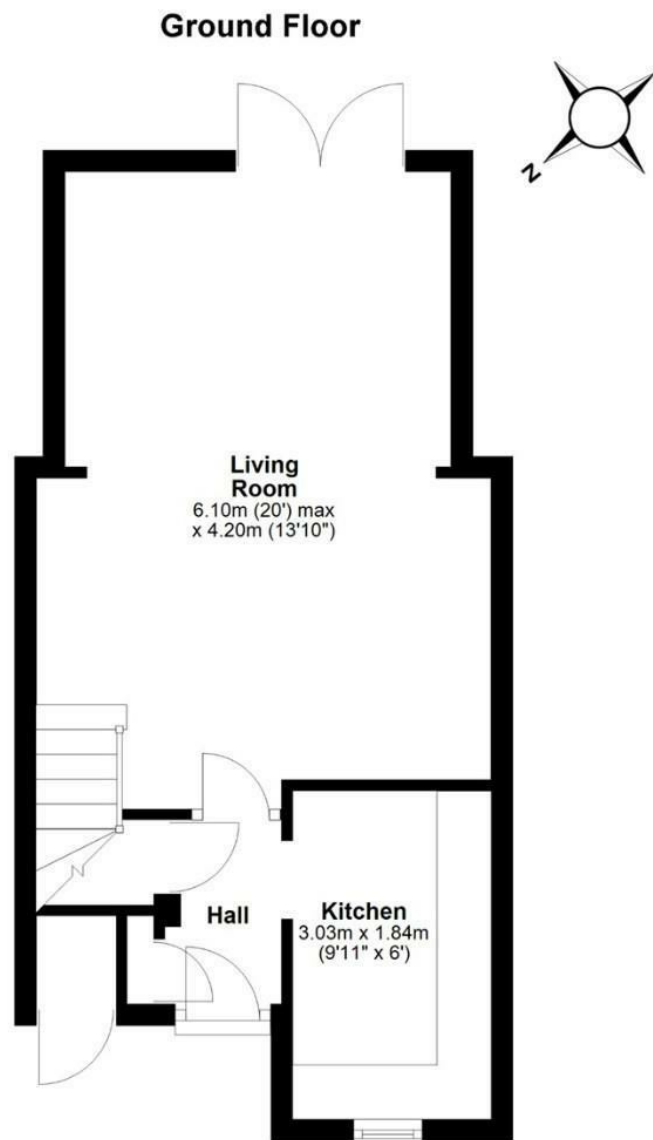
Fixtures and Fittings

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





Approx. gross internal floor area 53 sqm (575 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

