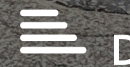




23 Bannold Road  
Waterbeach, CB25 9LQ

**Offers over £500,000**



## 23 Bannold Road

Waterbeach, CB25 9LQ

- Modernisation required
- No onward chain
- Dual aspect living room
- Good size plot

An individual, non-estate, three bedroom detached bungalow with a driveway, a garage and a good size garden. No chain.

There is a large entrance hall, a living room with a dual aspect and a fireplace. The kitchen, whilst requiring updating, is open to the dining area. There is a bathroom and a separate wc. Three bedrooms, two of which are doubles and bedroom 1 has built-in wardrobes. Gas fired central heating and double glazing throughout.

The property requires modernisation but there is scope to make internal alterations to create a wonderful family property with a floor area of over 1,100 sq ft of accommodation.

The driveway has parking for several vehicles leading to a detached garage with a remote operated door. A good sized fully enclosed rear garden with lawn, a greenhouse, a shed, a summerhouse and a fish pond.

Waterbeach is a popular and thriving village, at its centre is a





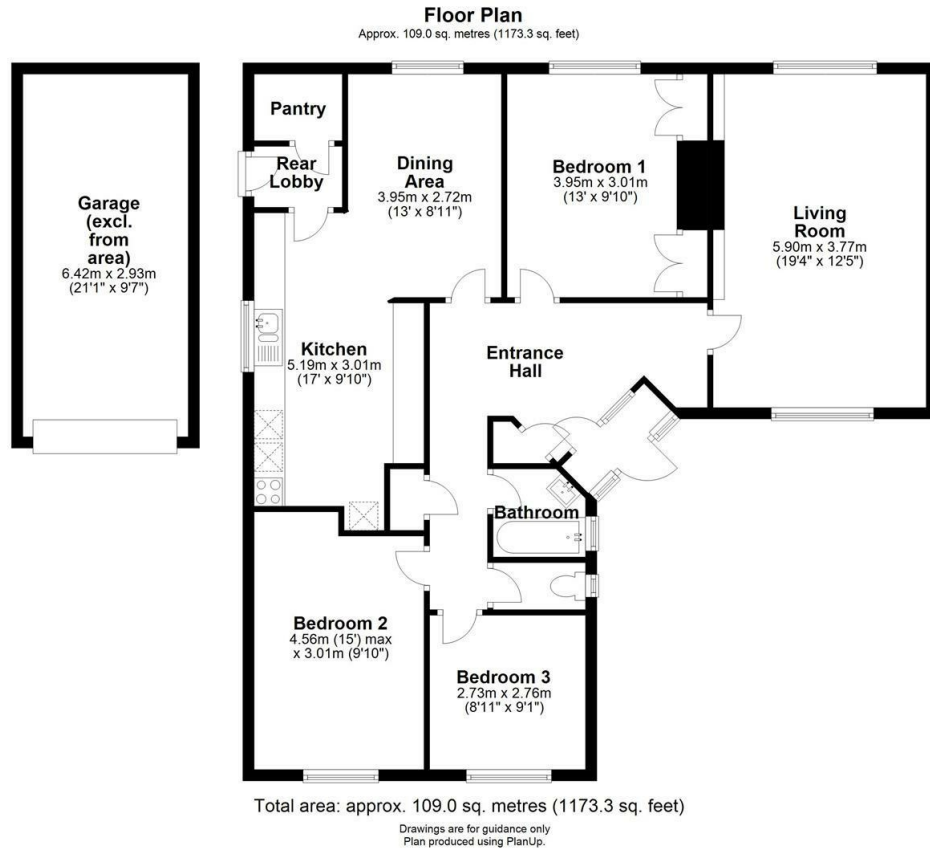
traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London.

SAT NAV: CB25 9LQ

What3Words:///cabbies.walks.collects



## Floor Plan



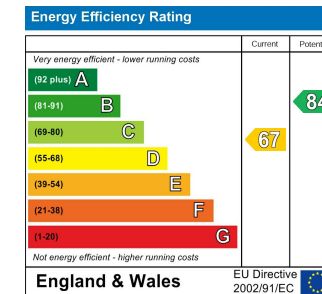
## Area Map



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: E

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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