



19 Watermans Road
Waterbeach, CB25 9RP

Guide price £365,000



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- Energy Rating A
- 3 Off-road parking spaces
- 4 Years NHBC warranty remaining

A 3-bedroom semi-detached house with 742 sq. ft. of accommodation, situated on an established development in Waterbeach.

Constructed in 2018, the house provides excellent family accommodation and has been improved to provide additional storage, a recently landscaped garden, and an extra parking space.

On the ground floor, there is an entrance hall with a wc. The living room has an understairs cupboard and opens to the kitchen/diner. The kitchen area is well equipped and there is plenty of space for a table and chairs and there are French doors open to the rear garden.

Upstairs there are three bedrooms, including a double bedroom with overbed fitted wardrobes and cupboards and an en-suite shower room.

The loft is boarded, has a light, and a drop-down ladder. There is gas central heating, double glazing, and solar panels.

Outside, at the front, there is parking for three vehicles. Gated side access leads to the rear





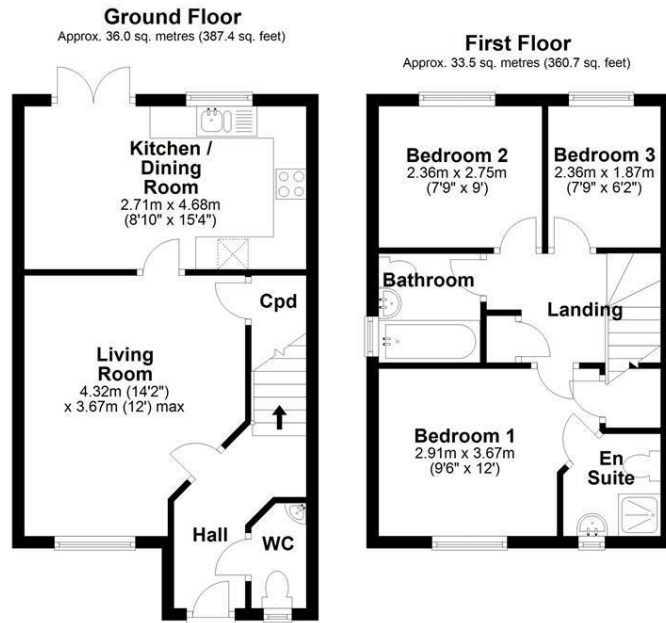
garden with the recent addition of high-quality patio paving and an extended seating area. There is also a timber shed.

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.

What3words:///opera.central.reworked
Sat Nav: CB25 9RP



Floor Plan



Total area: approx. 69.5 sq. metres (748.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

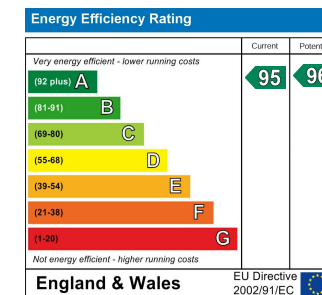
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

