



11 Pritchard Walk, Waterbeach
Cambridge, CB25 9BT
Guide price £360,000

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11 Pritchard Walk

Cambridge, CB25 9BT

- 3 Bedrooms
- Living Room
- Kitchen/Dining Room
- Garden
- Parking For Two Vehicles

An immaculately presented 3-bedroom mid-terraced property situated at the end of a cul-de-sac within a popular residential development in the thriving village of Waterbeach.

The accommodation comprises on the ground floor an entrance hall with stairs leading to the first floor and a door to a spacious living room with a window to the front aspect.

From the living room is an open plan kitchen/dining room with fitted wall and base units with work surfaces over, tiled splash backs, an inset double stainless steel sink with mixer tap and drainer, and space for an oven, washing machine, separate dryer, and fridge/freezer. A set of doors leads to the rear garden from the dining area and there is a further window to the rear aspect.

Between the living room and kitchen/dining room is a cloakroom with a WC and a handwash basin.

On the first floor, there is a spacious landing leading to two double bedrooms and there is also a third good-sized single bedroom. There is a family bathroom with a bath and a shower over and a WC and handwash basin.





Outside is a wonderful enclosed rear garden which is principally laid to lawn with well-stocked flower and shrub beds. There is a useful timber shed and gated rear access which leads to allocated parking for two vehicles.

Waterbeach is a popular and thriving village, at its center 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 and Cambridge.

SatNav: CB25 9BT
What3words: ///pyramid.leaned.solutions



Floor Plan



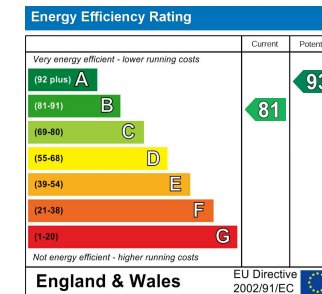
Total area: approx. 87.4 sq. metres (940.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanLip.

Area Map



Energy Efficiency Graph



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: D

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