



60 Rosemary Road
Waterbeach, CB25 9NB

Guide price £475,000



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- Detached house in a quiet position
- Large garden
- Garage and parking
- Convenient for the local amenities and train station
- No chain

A well presented link-detached house in need of general updating, with well proportioned accommodation and good sized gardens to the front and rear with a garage and driveway. The property is situated at the end of a quiet cul-de-sac within easy reach of the high street and train station.



The accommodation comprises a light and spacious entrance hall with useful storage under the stairs with a cloakroom. The kitchen is fitted with wall and base units with space for white goods and there is a pantry with fitted shelving and a separate utility cupboard, a side door leads to the garden.



The rear living/dining room is bright and spacious with a large picture window enjoying views of the garden and a set of doors with access to the patio.



Upstairs there is a landing with an airing cupboard and access to a loft space. There are three good sized bedrooms, two of which are doubles, and a family bathroom with a bath, shower,





vanity basin and WC.

The house has double glazing and gas central heating.

Outside, at the front, there is a driveway leading to a garage and a garden area which is laid to lawn with established flower and shrub borders. Side access leads to the rear garden which is a good size and well maintained with a patio area and lawn area with well stocked borders. To the side of the property is a timber shed, rear access to the garage and a outside cold water tap.

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.

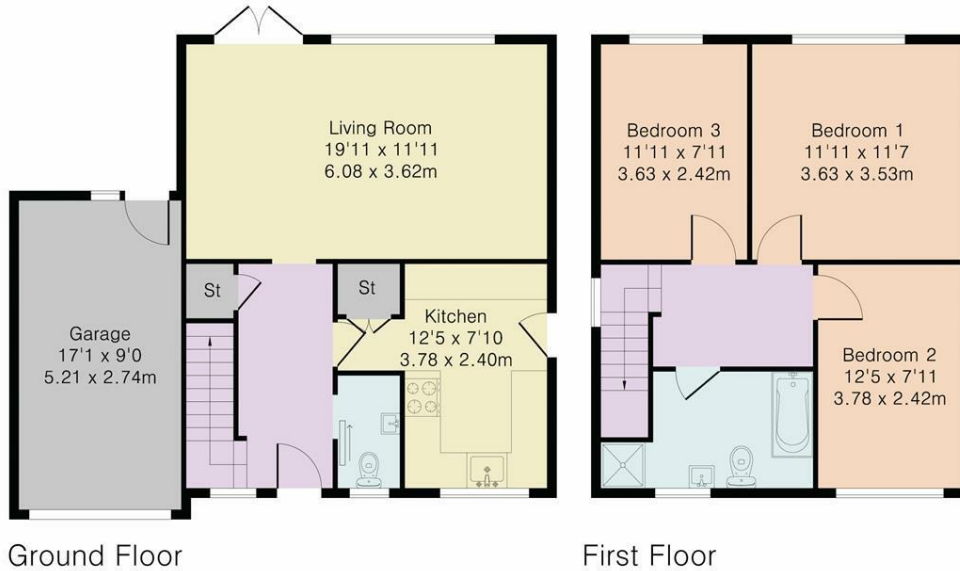
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Floor Plan

Approximate Gross Internal Area 1137 sq ft – 105 sq m
 Ground Floor Area 647 sq ft – 60 sq m
 First Floor Area 490 sq ft – 45 sq m



Area Map



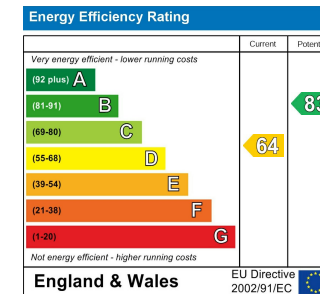
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Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
 Council tax band: D

Energy Efficiency Graph



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