



1 Pritchard Walk
Waterbeach, CB25 9BT

£365,000



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- 3 Bedrooms
- Kitchen/Dining Room
- Garden
- Parking
- No chain

A well presented 3-bedroom mid-terraced property situated 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. The tiled areas on the ground floor incorporated wifi-controllable underfloor heating. 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 hand wash basin.

Outside there is an enclosed rear garden which is laid to lawn with a paved patio area and gated rear access.

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.

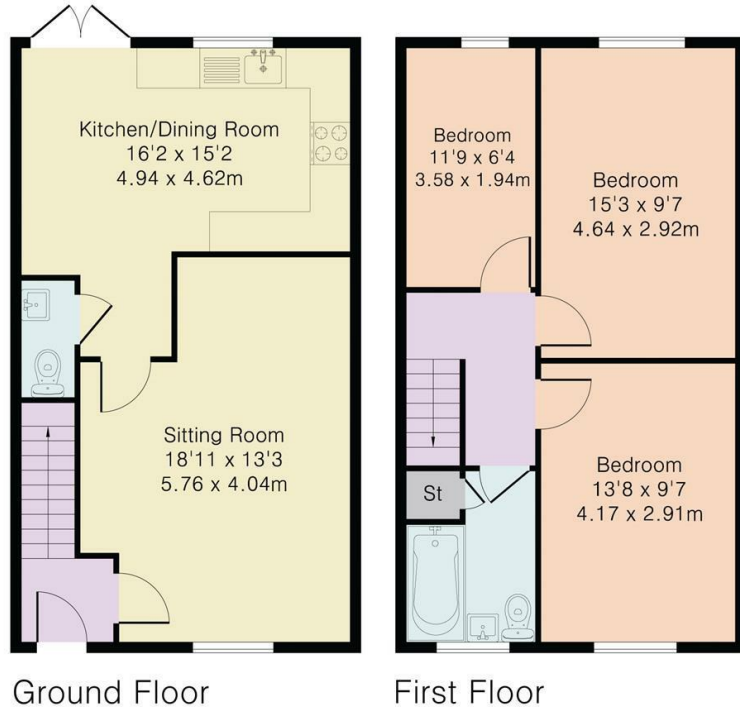
SatNav: CB25 9BT

What3words: ///bedspread.trembles.handyman



Floor Plan

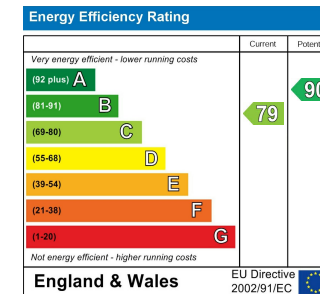
Approximate Gross Internal Area 942 sq ft – 88 sq m
 Ground Floor Area 471 sq ft – 44 sq m
 First Floor Area 471 sq ft – 44 sq m



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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