



45 Watermans Road
Waterbeach, CB25 9RP

Guide price £360,000



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- 3 Bedrooms
- 2 Bathrooms
- Convenient for the train station and commuter links
- Located in a popular residential area
- NHBC guarantee until 2029

A 3-bedroom mid-terraced house with 739 sq. ft. of accommodation, situated on an established development in Waterbeach.

Constructed in 2019, the house provides excellent family accommodation and has a good size garden and a driveway with space for two cars.

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 with an integrated fridge/freezer, a dishwasher and oven and there is plenty of space for a table and chairs. French doors open to the rear garden.

Upstairs there are three bedrooms, including the Master bedroom with a large fitted cupboard and an en-suite shower room. There is also a modern family bathroom.

Outside, the property overlooks a communal green and at the back of the property there is a





driveway with space for two cars. Gated rear access leads to the garden which is a good size and principally laid to lawn with the useful addition of 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.

Sat Nav: CB25 9RP What3words: ///flaunting.relies.goad

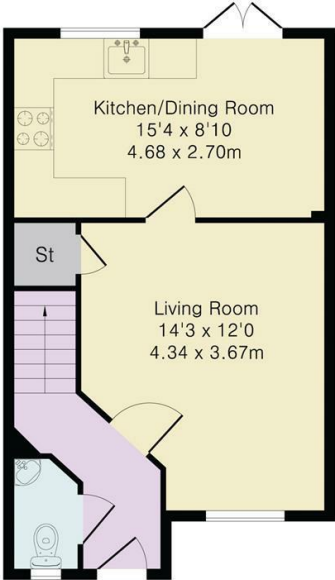


Floor Plan

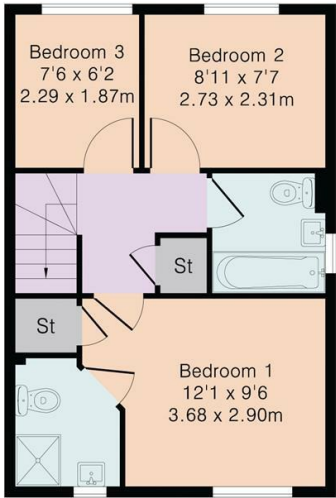
Approximate Gross Internal Area 739 sq ft - 68 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 359 sq ft – 33 sq m



Ground Floor

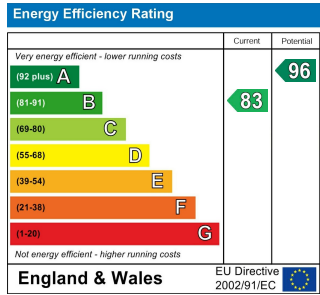


First Floor

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: C