



GRAY  
& TOWNBEE



41 Winfold Road, Cambridge, CB25 9PR  
Guide price £200,000



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D



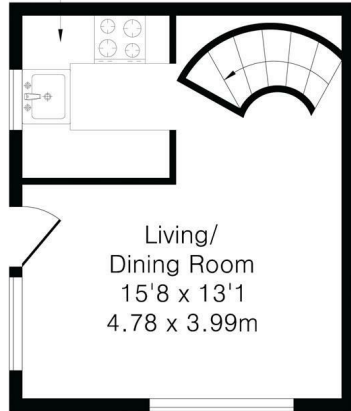
## Floor Plan

### Approximate Gross Internal Area 410 sq ft - 38 sq m

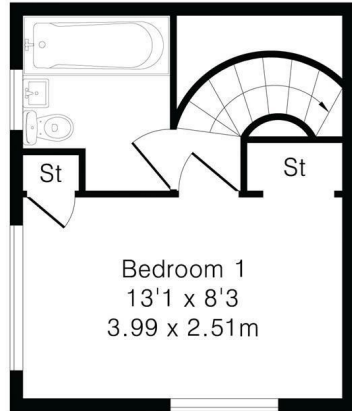
Ground Floor Area 205 sq ft – 19 sq m

First Floor Area 205 sq ft – 19 sq m

Kitchen  
6'7 x 6'0  
2.01 x 1.84m



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing: 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.

## Accommodation

- 1 Bedroom semi-detached house
- No chain
- Garden
- Parking

A 1 bedroom semi-detached house with allocated parking and a garden, within convenient reach of the High Street and local amenities, and just a 15-minute walk to the train station.

The accommodation comprises a bright living/dining room with a floor to ceiling window to front aspect and which in turn opens to the kitchen which has an integrated electric oven, and modern fitted wall and base storage cupboards with further space and plumbing for a washing machine.

On the first floor, the bedroom is a good size double with a fitted wardrobe and there is access to the loft space. There is a bathroom with a panelled bath and wall-mounted shower attachment, WC and hand wash basin.

Outside there is an enclosed front garden with gravelled seating area and mature shrubs. This overlooks a communal green area. There is an allocated parking space just a stone's throw away from the property.

The property has gas central heating.

The village of Waterbeach is a great location for commuters with good access to the A14 and A10, there is a railway station providing links to Cambridge, London, Ely, and King Lynn. There is a primary school together with local shops, pubs, and restaurants. There are bus services linking to Cambridge and Ely.

WhatThreeWords: ///validated.grazed.tumblers  
Sat Nav: CB25 9PR



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