



6 Kirby Terrace
Waterbeach, CB25 9PU

Guide price £355,000



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- 3 Bedrooms
- Garden
- Parking
- No Chain

A well presented 3 bedroom end of terrace property situated in a popular residential development in the thriving village of Waterbeach.

The accommodation comprises on the ground floor, an entrance hall with a cloakroom.

Off the entrance hall is an open plan kitchen/dining room with modern wall and base units and work surfaces over, integrated appliances including a dishwasher, washing machine and oven with further space for a fridge/freezer.

The living room enjoys lots of natural light, there is a door that leads to the garden.

Upstairs off the landing are two double bedrooms, a good-sized single bedroom and a family bathroom with a shower over the bath, WC, and wash basin.

Outside to the front of the property is a low maintenance garden that is paved with useful brick-built storage sheds offering plenty of space for bicycles and garden equipment. Gated side access leads to the rear garden with a covered lean to at the





side of the property. The rear garden is a good size, with a large patio and the rest is laid to lawn and enclosed by fencing. There is an allocated parking space to the front of the property.

The house has gas central heating and double glazing. There is a service charge of approximately £250 per annum for the upkeep of the communal areas.

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, 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.

Sat Nav: CB25 9PU

What3Words: ///skills.brightens.reply

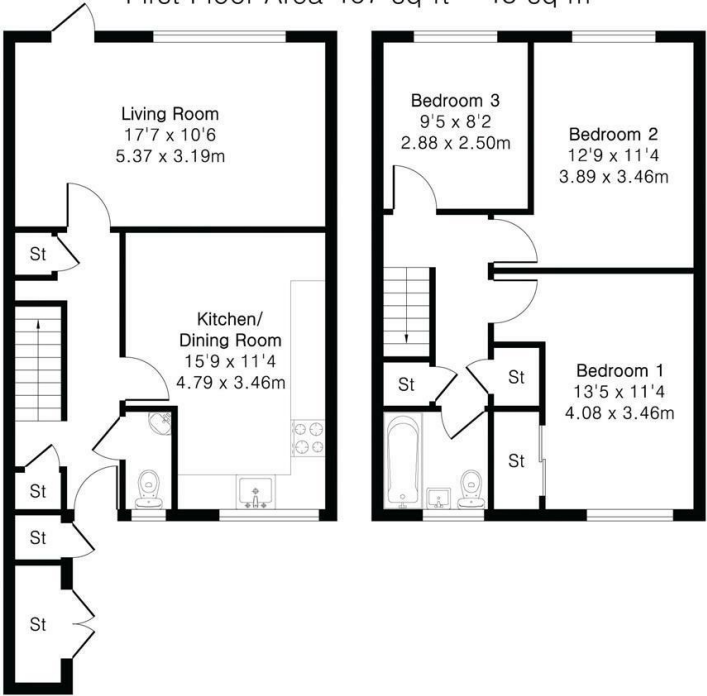


Floor Plan

Approximate Gross Internal Area 960 sq ft - 89 sq m

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 467 sq ft – 43 sq m



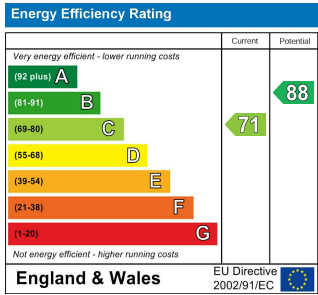
Ground Floor

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: B

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