

6 Watermans Road
Waterbeach, CB25 9RP
Guide price £350,000



6 Watermans Road Waterbeach, CB25 9RP

- 2 double bedrooms
- Solar panels
- Immaculate presentation
- Delightful garden
- Driveway

An immaculately presented and thoughtfully styled two bedroom semi-detached house with 625 sq. ft. of accommodation, situated on an established development in Waterbeach.

Constructed in 2018, the house provides excellent accommodation and has been well maintained and boasts a delightful garden and driveway.

On the ground floor, there is an entrance hall with a WC. The living room enjoys lots of natural light, has an understairs cupboard and opens to the kitchen/diner. The kitchen area is well equipped with contemporary wall and base units with an integrated oven with gas hob and space for a washing machine and full-height fridge/freezer. There is plenty of space for a table and chairs and french doors with bespoke shutters which open to the rear garden.

Upstairs there are two good-size double bedrooms. The master enjoys views over the garden, and the second bedroom has a large cupboard and spacious















recess, perfect for a study area.

Outside, at the front, there is a driveway with parking for two vehicles. Gated side access leads to the rear garden which is south-facing and a great size. The garden is mainly laid to lawn with a lovely terrace which has outside sockets and a cold water tap. There is also a useful 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.

There is an annual maintenance fee of approx £216.00 to contribute towards the upkeep of the communal areas.

Sat Nav: CB25 9RP

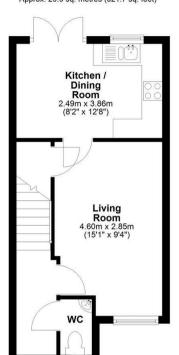
What3words: ///sector.chugging.alas



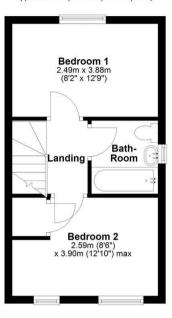


Floor Plan

Ground Floor Approx. 29.9 sq. metres (321.7 sq. feet)



First Floor Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.3 sq. feet)

Drawings are for guidance only

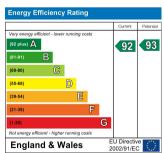
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold Council tax band: B

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ Tel: 01223 439 888 Email: theteam@grayandtoynbee.com



