



27 Kirby Road  
Waterbeach, CB25 9LX

**Guide price £360,000**





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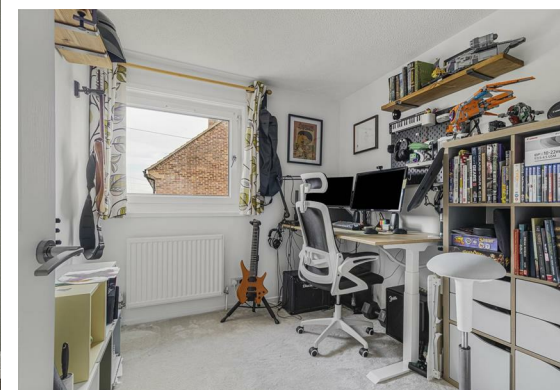
- Enclosed Garden
- Parking
- 3 bedrooms
- Convenient for the station and local amenities

A spacious and well-presented 3-bedroom mid-terraced house, with an enclosed rear garden and parking, situated in a popular residential area convenient for the local amenities and major commuter links.

The accommodation comprises on the ground floor an entrance hall with a cloakroom, with two useful storage cupboards and space under the stairs for a desk. The kitchen/dining room has been recently re-furbished and is fitted with modern wall and base units with granite work surfaces. The kitchen benefits from an integrated 5 ring induction hob, a waist height Bosch oven and grill and space for a dishwasher, fridge/freezer and washing machine.

The living room is located at the back of the house and is a spacious room boasting lots of natural light, with direct access to the garden.

On the first floor, there are three bedrooms, two of which are good-sized doubles and a further single room. The family bathroom is fitted with a bath with a shower over, WC, handwash







basin and a heated towel rail.

Outside, the property is approached via a paved pathway leading to the front door with useful brick-built storage sheds to the left hand side. The rear garden is principally laid to lawn with a paved patio and well-stocked borders. Gated rear access leads to an allocated parking space.

There is a service charge of approximately £260 per annum for the upkeep of the communal areas.

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 and Cambridge.

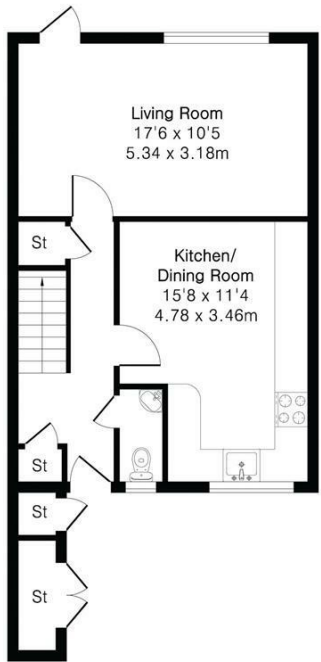
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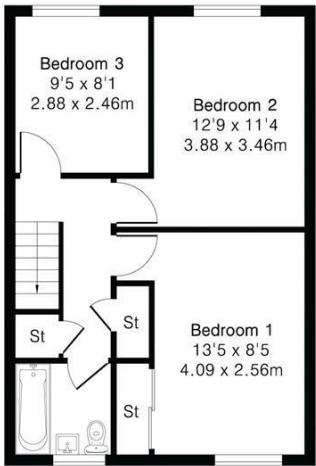




**Approximate Gross Internal Area 947 sq ft - 88 sq m**  
Ground Floor Area 485 sq ft – 45 sq m  
First Floor Area 462 sq ft – 43 sq m



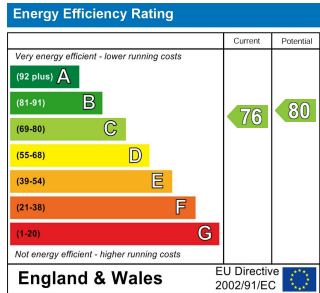
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: B

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