



33 Station Road
Waterbeach, CB25 9HT

Guide price £360,000



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- 2 bedroom cottage
- Generous gardens
- Garage and parking
- Convenient location

A charming two bedroom mid terrace period cottage with a large enclosed rear garden, and a driveway and garage located to the rear, situated in a non-estate position within walking distance of the local amenities and a 3 minute walk to the train station.

The accommodation comprises an inviting open-plan living/dining room with an open fire and wooden flooring. The galley kitchen is fitted with wall and base units with an integrated oven and gas hob, and further space for a dishwasher, washing machine and fridge/freezer. The family bathroom is located on the ground floor and is a good size, with a shower over the bath, WC and hand wash basin. There is a large built-in floor to ceiling shelved cupboard. A garden room completes the ground floor with a Belfast sink and a door to the courtyard/kitchen garden.

On the first floor there is a landing with access to a loft space. There are two double bedrooms with the main bedroom being particularly spacious. Both have fitted wardrobes.



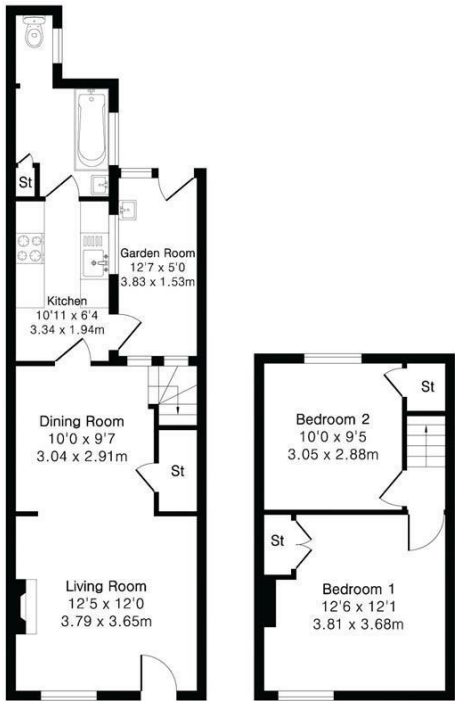


The property is approached via a shared gravelled driveway to the side leading to private allocated parking for two cars and a garage. The main garden is generous and a particularly special feature being mainly laid to lawn with a vegetable garden. The space offers huge potential for further improvement, there is a timber potting shed adjoining the garage and there is plenty of additional space for a garden studio. Immediately adjoining the property is a separate enclosed courtyard/kitchen garden with a brick built wood store and seating area.

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 9HT What3Words: ///needed.managed.stance



Approximate Gross Internal Area 768 sq ft - 71 sq m
Ground Floor Area 489 sq ft – 45 sq m
First Floor Area 279 sq ft – 26 sq m

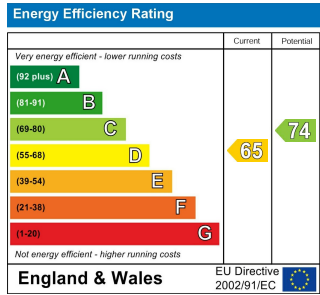


Ground Floor

First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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