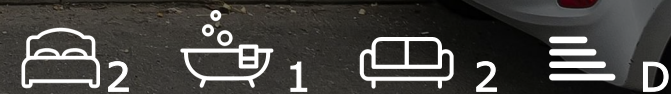




33 Station Road  
Waterbeach, CB25 9HT

Guide price £350,000





## 33 Station Road

Waterbeach, CB25 9HT

- 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.







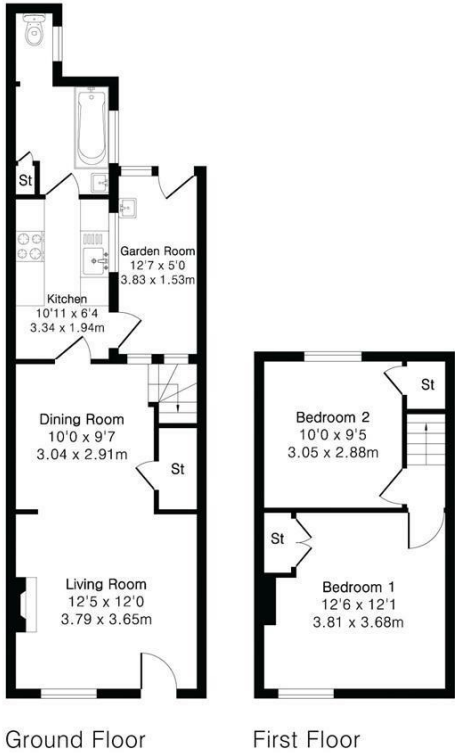
The property is approached via a shared gravelled driveway to the side leading to private allocated parking for two cars and a garage. The main garden is generous and a particularly special feature being mainly laid to lawn with a vegetable garden. The space offers huge potential for further improvement, 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

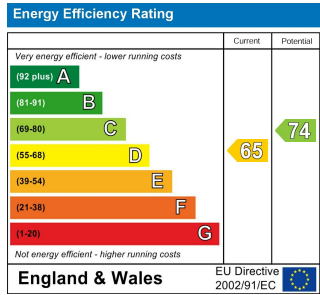




**Approximate Gross Internal Area 768 sq ft - 71 sq m**  
Ground Floor Area 489 sq ft – 45 sq m  
First Floor Area 279 sq ft – 26 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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