



6 Poorsfield Road
Cambridge, CB25 9RG

£1,700 Per month



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- Driveway Parking for Two Cars
- Two Reception Rooms
- En-Suite to Main Bedroom
- Modern Neutral Decor
- Council Tax Band D
- EPC Rating C

A spacious and well-presented three-bedroom semi-detached home, situated within a quiet cul-de-sac in the popular village of Waterbeach. Offered fully furnished and available for immediate occupancy, the property provides generous and versatile living accommodation throughout.

The welcoming entrance hall sits centrally within the property, creating a natural flow between the principal living spaces. To one side is a comfortable, carpeted living room, offering a warm and inviting setting to relax. Opposite is a second reception room with attractive stone flooring and a working fireplace, providing a versatile space that could be used as a snug, dining room or home office.

To the rear of the property, the kitchen and utility room (with a further sink and double electric hob, with microwave and air fryer) are arranged separately. The well-equipped kitchen features a gas hob, integrated appliances, ample worktop space and room for a breakfast table, with pleasant views over the rear garden. The adjoining utility room provides additional storage, a further sink and direct access to the garden, making it a practical extension of the kitchen. The ground floor also benefits from gas-fired underfloor heating throughout, together with a convenient downstairs WC with vanity basin.





Upstairs, there are three well-proportioned double bedrooms. The principal bedroom spans the depth of the property and benefits from a modern ensuite shower room. The remaining two bedrooms are similarly sized doubles, served by a contemporary family bathroom finished to a high standard. A useful storage cupboard is also located on the landing.

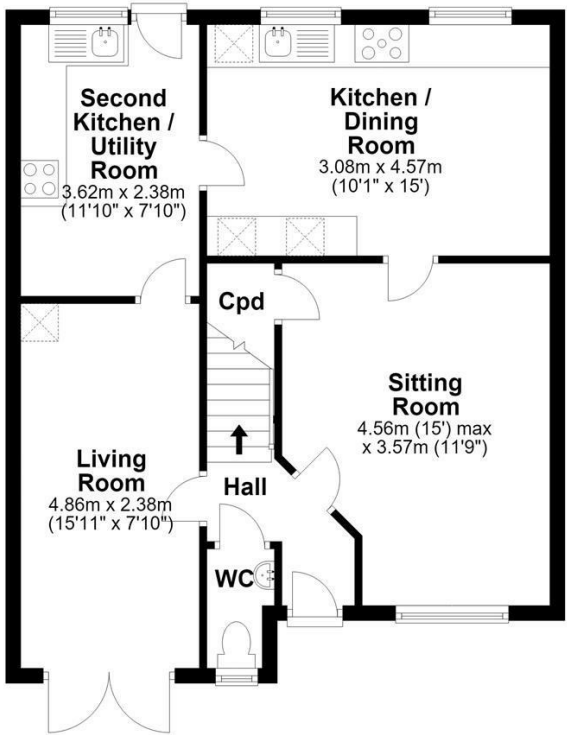
Outside, the rear garden is a manageable yet private space.

Waterbeach is a highly regarded village offering an excellent range of local amenities, including shops, pubs, schools and recreational facilities. The village railway station provides regular services to Cambridge, Ely and London, while the A10 offers convenient road links to the city.



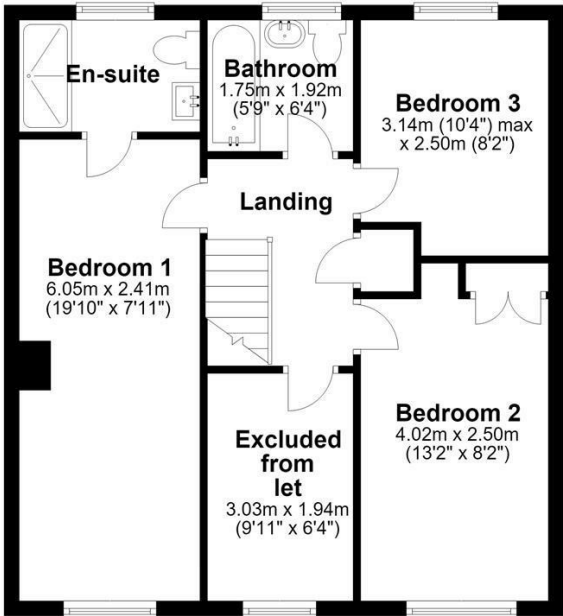
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

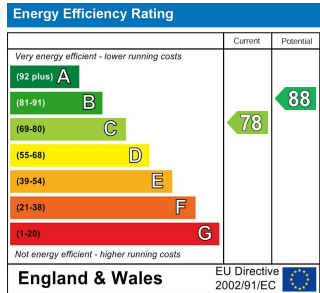
Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)



Energy Efficiency Graph



Tenure:
Council tax band: D

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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