



GRAY&TOYNBEE  
01223 949444  
GRAYANDTOYNBEE.COM  
**FOR SALE**

13 Cambridge Road  
Waterbeach, CB25 9NJ

**Guide price £335,000**

3 1 2 C

## 13 Cambridge Road

Waterbeach, CB25 9NJ

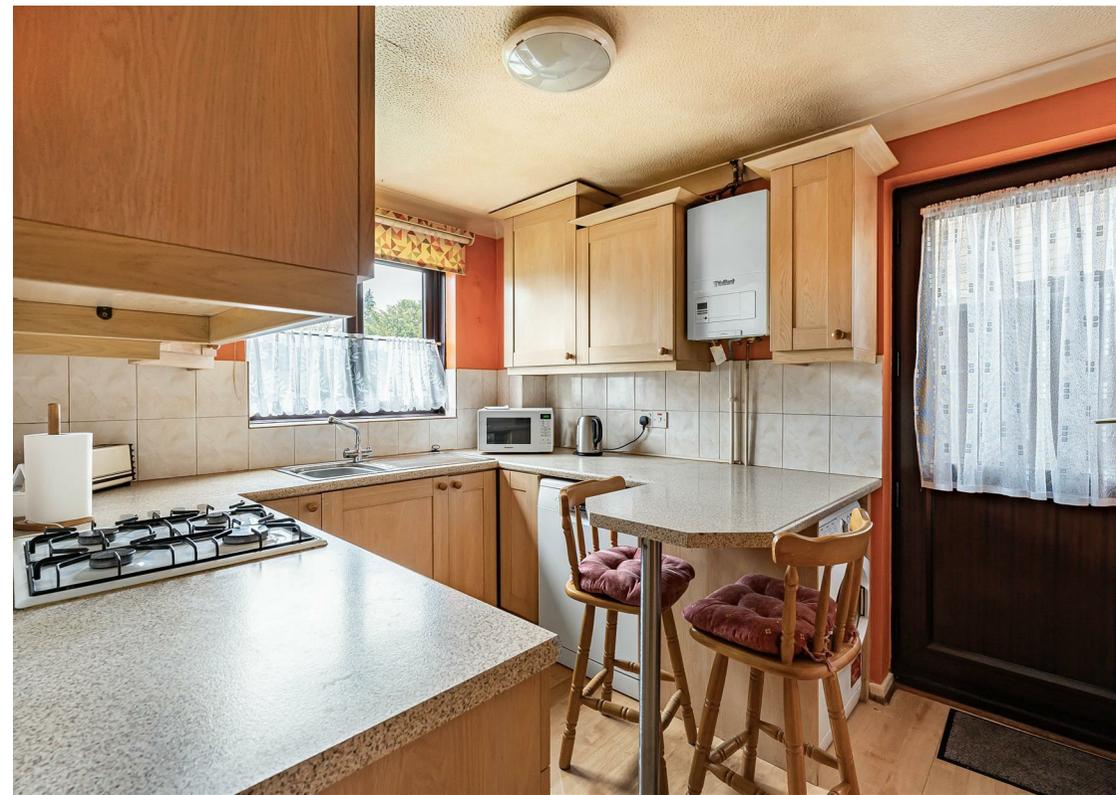
- 3 bedrooms
- Enclosed garden and garage
- 2 reception rooms
- No chain

A three bedroom semi-detached house situated within walking distance of the local amenities and convenient for Waterbeach station, being offered with no chain.

The property is in good order and benefits from an enclosed garden, garage and allocated parking.

The accommodation comprises on the ground floor an entrance hall with a cloakroom and stairs to the first floor. There is a well-appointed kitchen/breakfast room with fitted wall and base units with an integrated oven with gas hob and further space for a dishwasher, washing machine and full height fridge freezer. There is a useful pantry cupboard and a door to the side of the property. The living room is a generous size and leads to a conservatory with a tiled floor which is currently being used as a dining room. A set of doors open to the garden.

Upstairs there is a spacious landing with airing cupboard and three bedrooms of which two are doubles with built-in wardrobes.





There is a shower room with WC and handwash basin.

Outside, the property is approached to the side via a shared driveway, which in turn leads to an allocated parking space, and a garage with up and over door, power and light. There is gated rear and side access to the garden which is paved for low maintenance with flower and shrub borders.

SatNav:CB25 9NJ

What3Words:///coasting.provide.pancakes

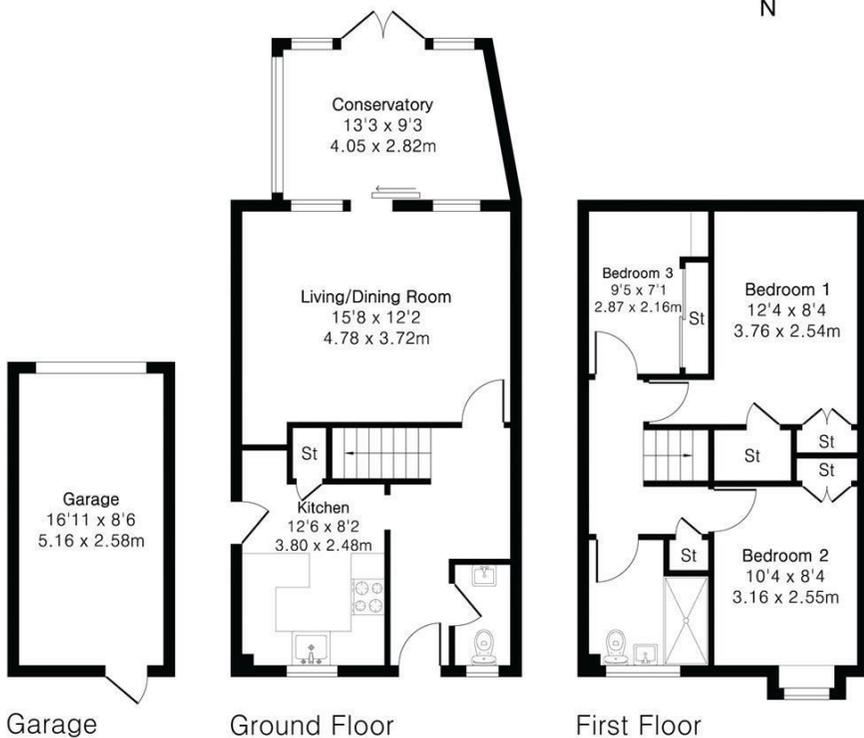


**Approximate Gross Internal Area 947 sq ft - 88 sq m  
(Excluding Garage)**

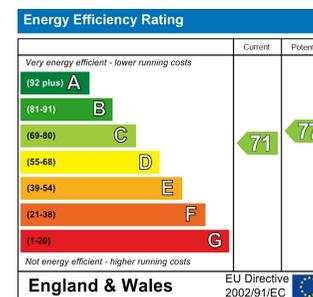
Ground Floor Area 530 sq ft – 49 sq m

First Floor Area 417 sq ft – 39 sq m

Garage Area 143 sq ft – 13 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.