



17b High Street  
Waterbeach, CB25 9JU

**Guide price £350,000**



## 17b High Street

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- No chain
- Beautifully presented
- Central village location
- Off-road parking

A pristine, high-end, upgraded 2 bedroom semi-detached bungalow with no chain, located within walking distance of the local amenities, just behind the High Street in the very popular village of Waterbeach.

A new fitted and stylish kitchen makes excellent use of space with a range of low and high-level cabinets, an electric oven and hob, dishwasher, washing machine, and a fridge freezer. There are tiled splashbacks and a window looking out to the front of the property.

There are two good-sized bedrooms, both with attractive wooden flooring and both of which have fitted wardrobes. The living room is wonderfully light thanks to the double sliding doors which look out over the landscaped garden. The bathroom is modern with a shower over bath, wc, and basin.

The enclosed garden has a patio area and lawn, and can be accessed either via the property or a side gate to the front, there is also a useful storage shed. Outside the front of the property are two allocated parking spaces.





The property is double glazed along with gas central heating. Decoration, detail and finish top-to-toe, is to an incredibly high standard.

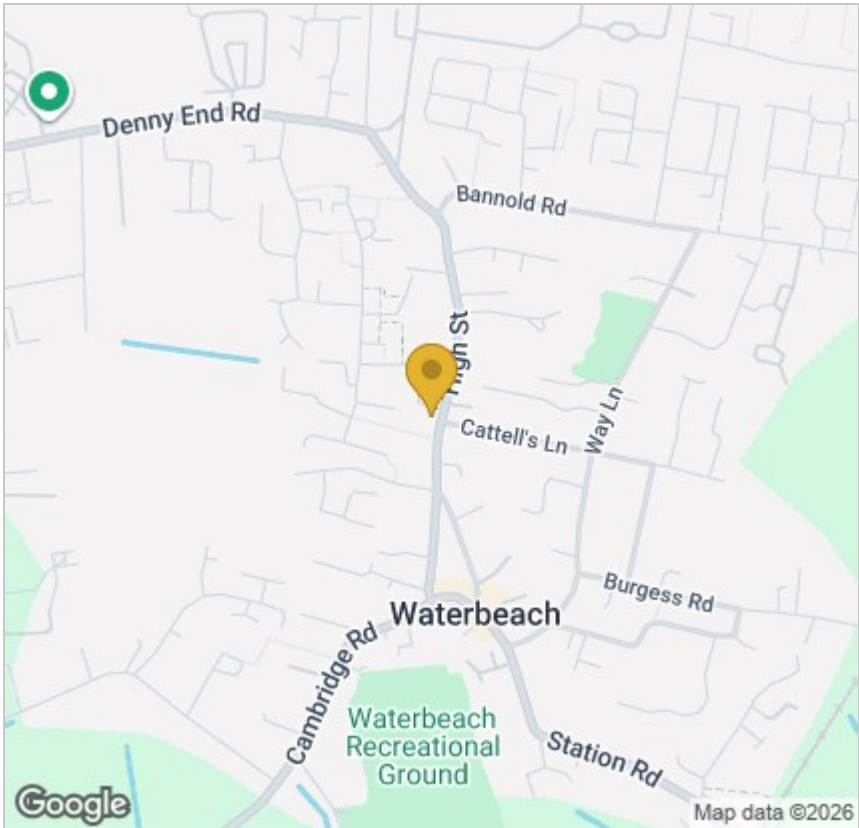
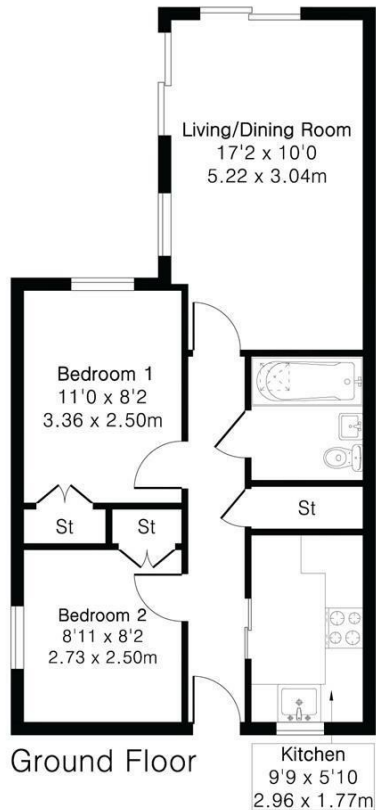
Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge 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.

SatNav: CB25 9JU

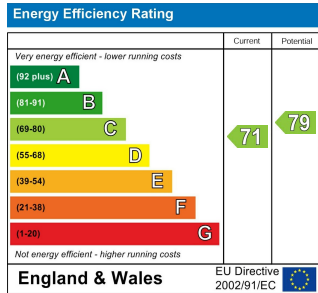
What3Words: ///blankets.grounding.agreement



Approximate Gross Internal Area 535 sq ft - 50 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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