GRAY TOYNBEE



10B Burgess Road

Waterbeach, CB25 9ND

Guide price £325,000

2 1 1 C

10B Burgess Road

Waterbeach, CB25 9ND

- No chain
- Detached Home
- Open-plan living
- Enclosed garden

A spacious and modern detached two-bedroom home with an enclosed rear garden, situated within walking distance of local amenities and the train station, and offered with no onward chain.

The accommodation comprises an entrance hall with ample space for coats and shoes, a cloakroom and an understairs storage cupboard. The hall leads to the open-plan living/dining/kitchen area, with patio doors providing direct access to the rear garden. The kitchen is well appointed with a range of wall and base units with worksurfaces over, and integrated appliances including an oven, gas hob, fridge/freezer, dishwasher and freestanding washing machine.

Upstairs there are two double bedrooms, with the principal bedroom benefitting from velux windows. The family bathroom is fitted with a bath with shower over, basin, heated towel rail and WC.















Outside, the rear garden is fully enclosed and predominantly laid to lawn, with a patio adjoining the house and a flower bed border. To the front of the property, there is a useful store.

The property benefits from gas central heating, underfloor heating to the ground floor, and double glazing throughout.

The village of 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 and Cambridge. It is also served by served by the Busway 100 and PR5 route, providing convenient connections to Cambridge and surrounding destinations.

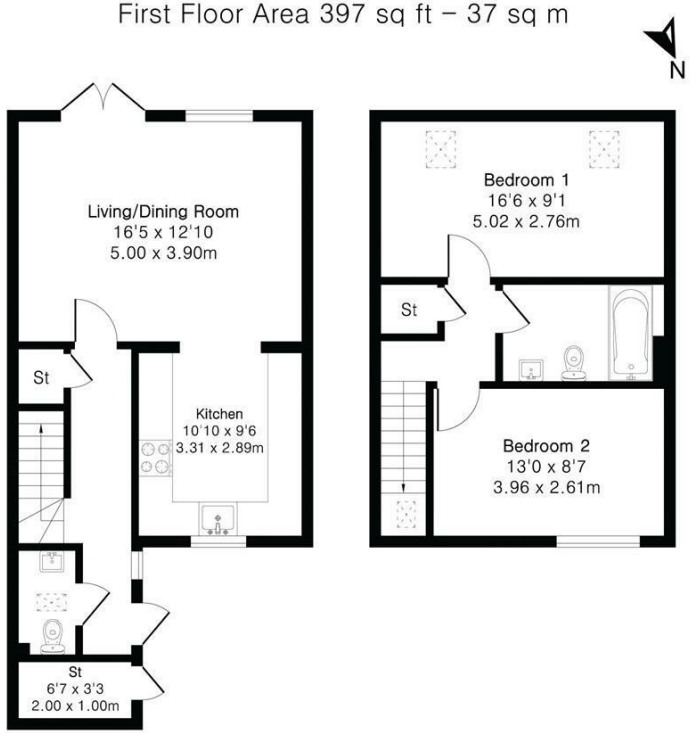
SatNav: CB25 9ND
What3Words: ///hillsides.picnic.keyboards



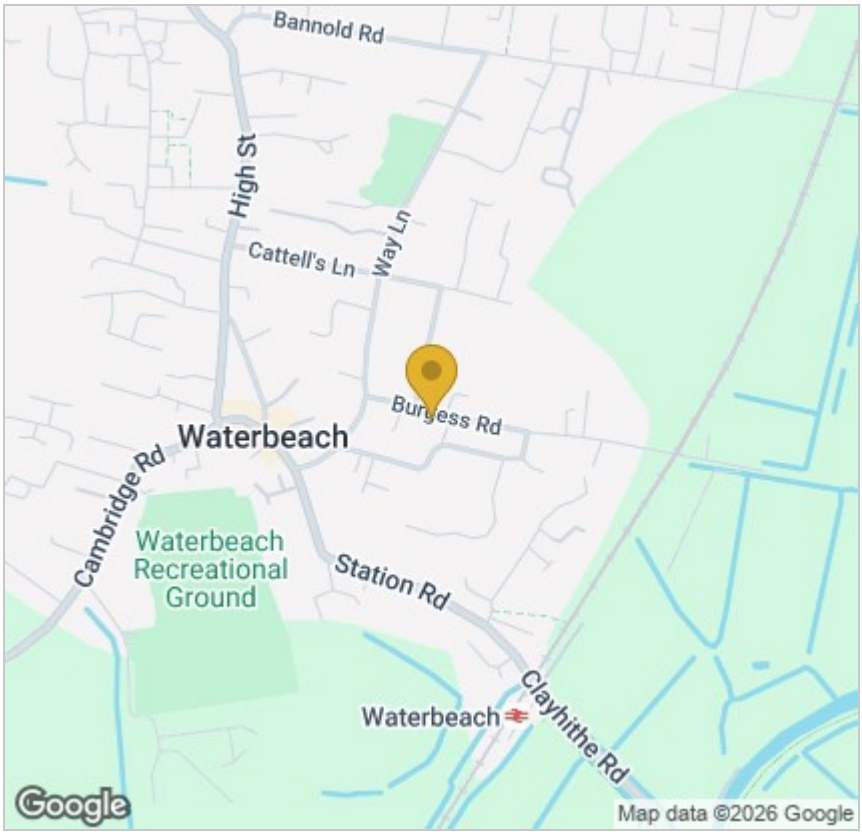


GRAY TOYNBEE

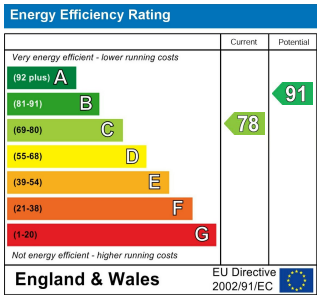
Approximate Gross Internal Area 863 sq ft - 80 sq m
Ground Floor Area 466 sq ft – 43 sq m
First Floor Area 397 sq ft – 37 sq m



Ground Floor First Floor



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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com