



16 Pieces Terrace
Waterbeach, CB25 9NE

Guide price £425,000



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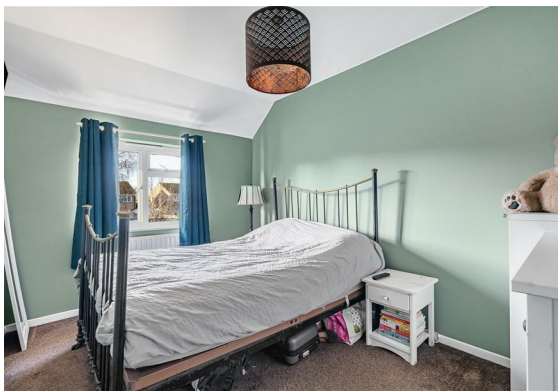
- No chain
- Allocated parking
- Convenient village location
- Generous garden

A bright and spacious four-bedroom semi-detached property, offering an enclosed rear garden and driveway, situated within convenient reach of local amenities and train station.

The accommodation on the ground floor comprises an entrance hall, with stairs to the first floor, which leads through to the dining room which offers lots of natural light with a window to the front and useful built in storage. The kitchen is fitted with a range of low and high-level cabinets, including an integrated double oven and gas hob, and additional space and plumbing for white goods. Leading to the living room is a utility room and a separate cloakroom.

Upstairs, there are three double bedrooms and a further single with the primary benefitting from built in storage. The family bathroom is fitted with a bath, separate shower, WC, handwash basin and a heated towel rail.

Secure side access leads to the rear garden which is principally laid to lawn with graveled and





patio seating areas, and two useful timber sheds. To the front, is a graveled driveway providing parking for two cars, with the added benefit of an EV charging point.

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.

SatNav: CB25 9NE

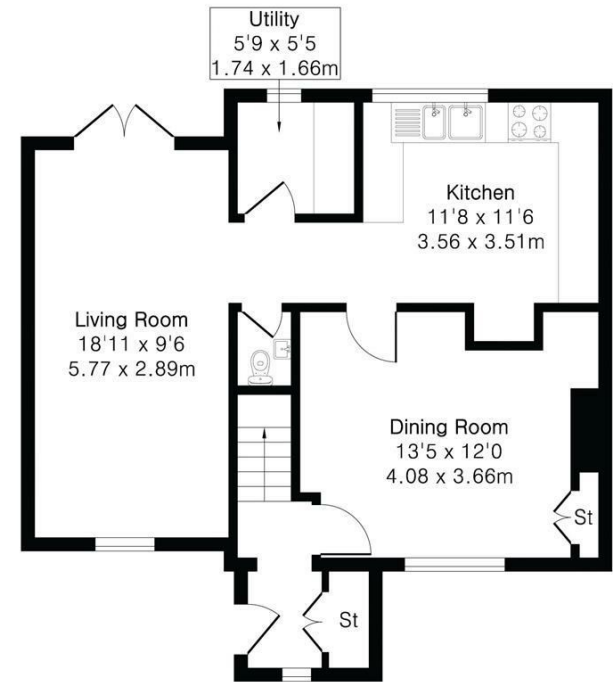
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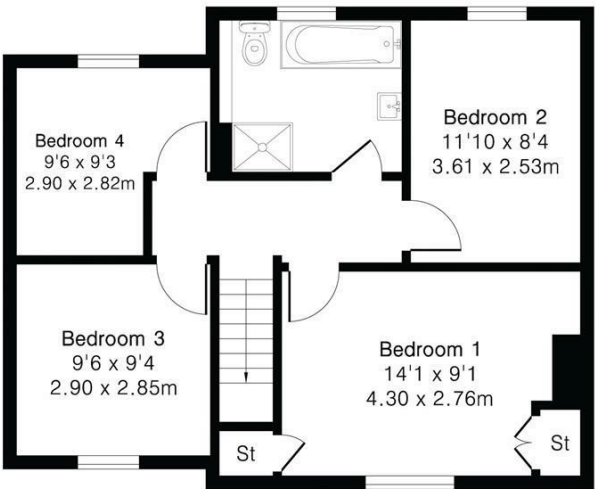
Approximate Gross Internal Area 1192 sq ft - 111 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 580 sq ft – 54 sq m



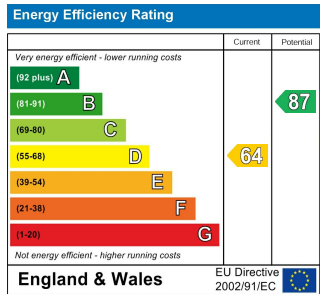
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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