



8 Whitmore Way
Waterbeach, CB25 9HS

Guide price £370,000



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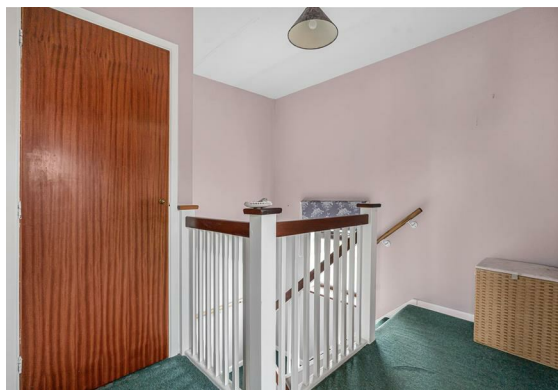
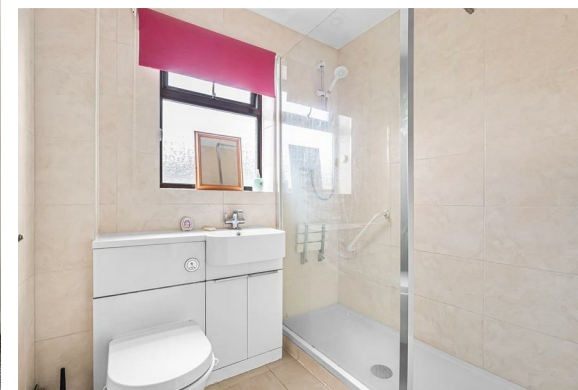
- Convenient location
- Well proportioned
- Garden
- No chain

A three bedroom end of terrace home positioned on a pleasant corner plot in a sought-after residential close, within walking distance of the local amenities and a just a short stroll from Waterbeach train station.

This family home is well presented and comprises a welcoming entrance hall with stairs to the first floor and understairs storage cupboard. The kitchen is fitted with wall and base units with space for a cooker, washing machine and low level fridge/freezer. To the rear of the property is the living room which enjoys a dual aspect with a set of doors to the garden and a gas fire.

On the first floor a bright and spacious landing leads to three bedrooms and a shower room fitted with a modern suite.

Outside, the property is approached via a paved pathway with a wrap around lawn at the front. Gated side access leads to a good size rear garden which is fully enclosed with a paved patio and lawned areas with raised beds. There is also a large garden studio with power and light and allocated parking.





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.

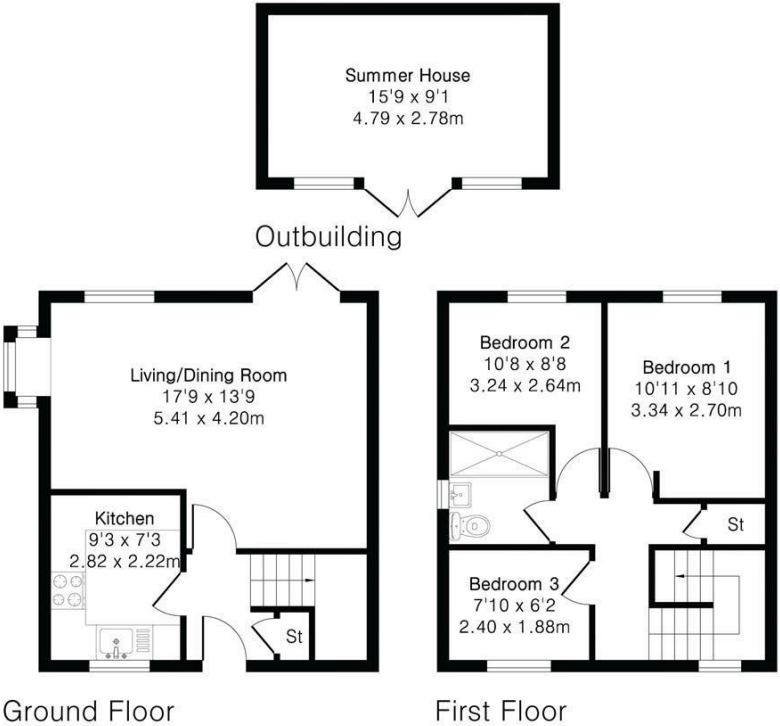
SatNav:CB25 9HS

What3Words:///estimates.tonal.ambitions

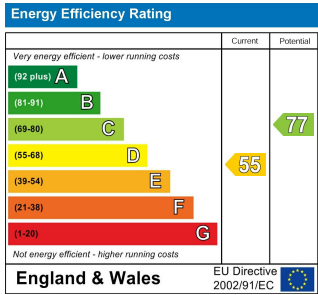


**Approximate Gross Internal Area 718 sq ft - 67 sq m
(Excluding Outbuilding)**

Ground Floor Area 362 sq ft – 34 sq m
First Floor Area 356 sq ft – 33 sq m
Outbuilding 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.