

1 Station Road

Waterbeach, CB25 9HT

Guide price £325,000

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- Chain free
- Period home
- Low-maintenance garden
- Central village location

Offered with no onward chain, this charming two-bedroom period end-of-terrace home extends to approximately 659 sq ft and enjoys an enviable position in the heart of the village.

The accommodation comprises a welcoming open-plan living/dining room, complete with a log burner and ample space for a dining table. This leads through to the kitchen which is fitted with wall and base units with worksurfaces over, an integrated oven and gas hob, and space and plumbing for additional appliances. Stairs rise to the first floor, while patio doors provide direct access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from ensuite shower rooms fitted with a shower cubicle, basin, WC and heated towel rail. The principal bedroom also benefits from built-in wardrobes.

Outside, the low maintenance courtyard garden is the perfect space for outdoor dining. It can be accessed directly from the property or via a secure side gate.















The property has gas central heating, double-glazing throughout and on-street parking.

Waterbeach is a popular, thriving village centred around a traditional green, with a range of shops, pubs, recreational facilities and a primary school. Located just off the A10, it offers easy access to the A14, Cambridge Science Park and Cambridge city centre, all within four miles. The village also benefits from a railway station and Busway 100 and PR5 services, providing convenient connections to Cambridge, London and surrounding areas.

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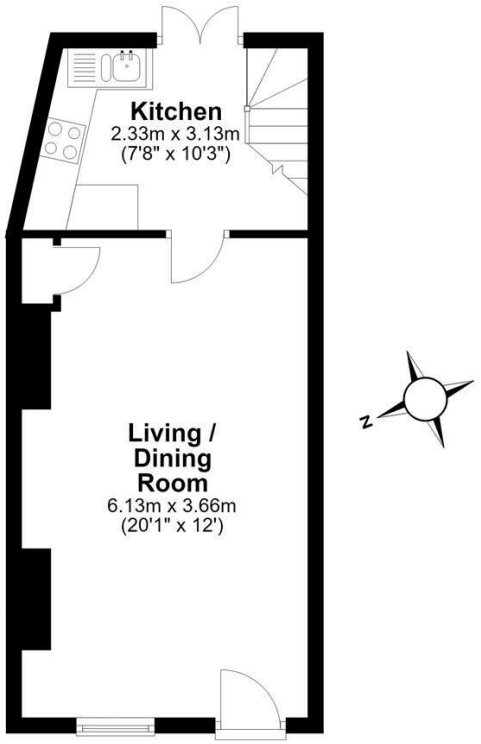




GRAY TOYNBEE

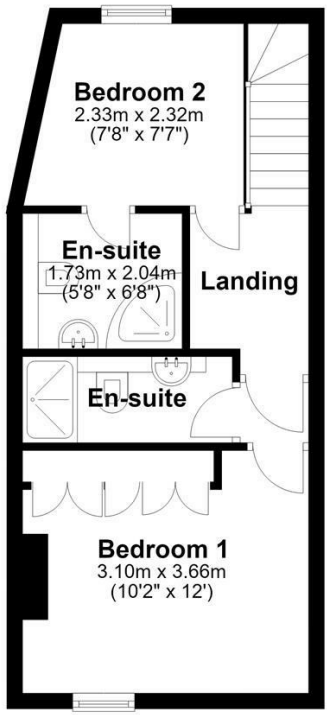
Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.0 sq. feet)

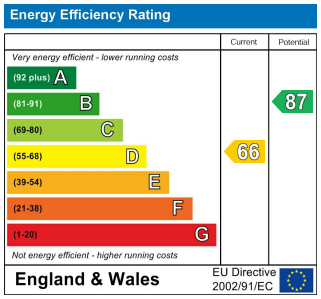


Total area: approx. 61.3 sq. metres (659.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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