



19B High Street, Waterbeach, Cambridge, CB25 9JU
Guide Price £475,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN, THIS WELL-PROPORTIONED, FOUR-BEDROOM HOME IS NESTLED WITHIN THE HEART OF THE HIGH STREET AND IS CONVENIENTLY PLACED FOR COMMUTERS WITH THE NEARBY WATERBEACH TRAIN STATION.

- Terraced home
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Constructed in 2011
- 1178 sqft / 109.4 sqm
- Gas fired central heating to radiators - pressurised tank
- Two allocated parking spaces
- Front and rear gardens
- EPC- D / 79
- Council tax band- D

Occupying a pleasant position within this popular village, this beautifully presented four-bedroom mid-terrace home offers well-balanced accommodation arranged over two floors, combining contemporary style with practical family living.

The accommodation is approached via a welcoming entrance hall, leading to a generous sitting room where an elegant bay window creates a bright and inviting living space. To the rear, the impressive kitchen/dining room forms the heart of the home, comprehensively fitted with a range of contemporary units, generous work surfaces and integrated appliance space, together with ample room for family dining and entertaining. French doors provide a seamless connection to the enclosed rear garden, while a ground floor cloakroom completes the accommodation.

On the first floor, the spacious principal bedroom enjoys the luxury of an en-suite shower room, complemented by three further well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden has been designed for ease of maintenance and provides an excellent setting for outdoor dining and relaxation. Gated rear access leads directly to the allocated parking, ensuring both convenience and security.

Location

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure

Freehold

Services

All mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

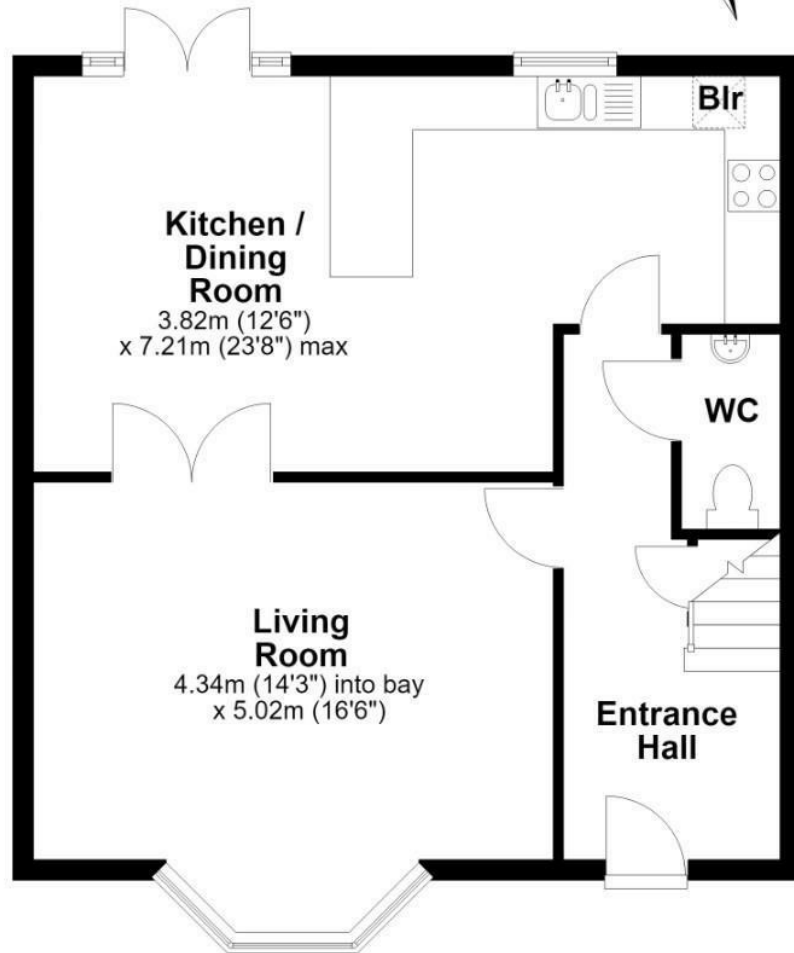
Agents Note

Agent notes – an annual service charge of approx. £150 is in place for the upkeep of the communal areas around the parking area to the rear.



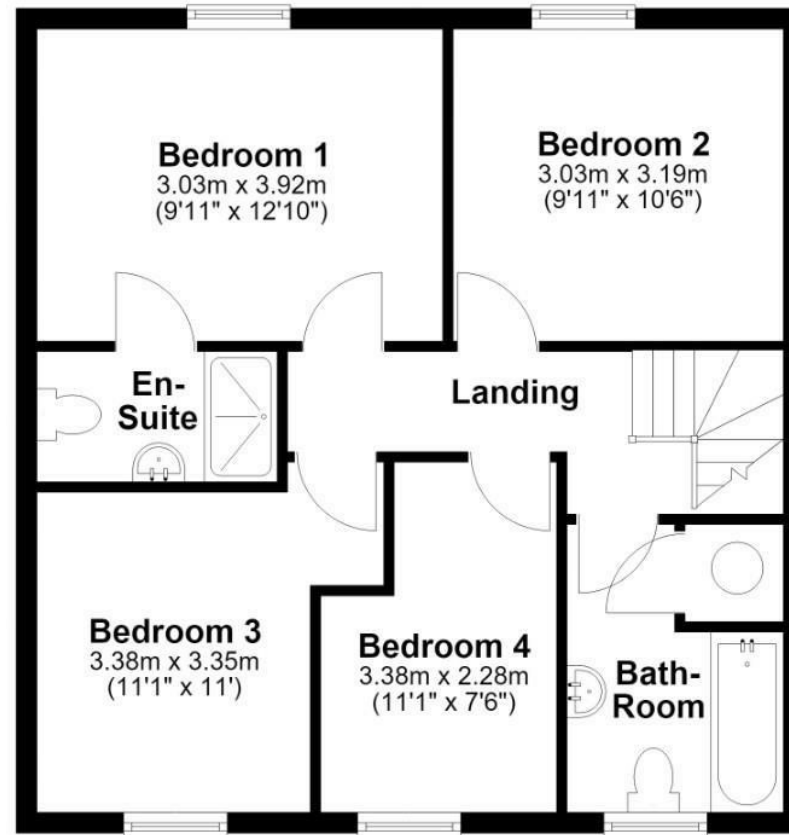
Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 109.4 sq. metres (1178.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

