



32 Watermans Road
Waterbeach, CB25 9RP

Guide price £355,000



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- Available to purchase as shared ownership
- Two double bedrooms
- Off-street parking
- Popular location

A spacious and well-maintained two-bedroom semi-detached home extending to approximately 746 sq ft, offering off-street parking and a south-facing rear garden, situated on an established development in Waterbeach.

The ground floor begins with an entrance hall, complete with a cloakroom, leading through to a bright living room filled with natural light. The living room has space for a dining table and benefits from a useful built in storage cupboard. The kitchen is well equipped with low and high-level cabinets, featuring an integrated oven and gas hob. The washing machine and dishwasher are to remain, with additional space for a fridge freezer.

Upstairs, the property comprises two generously sized double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom benefits from a large storage cupboard. The family bathroom is fitted with a bath and shower over, hand wash basin, WC and heated towel rail.





Externally, the property features a driveway to the front, providing off-road parking for one vehicle. The south-facing rear garden is mainly laid to lawn with patio space, and there is a useful timber shed for additional storage.

Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9RP

What3Words: ///taped.excusing.neatly

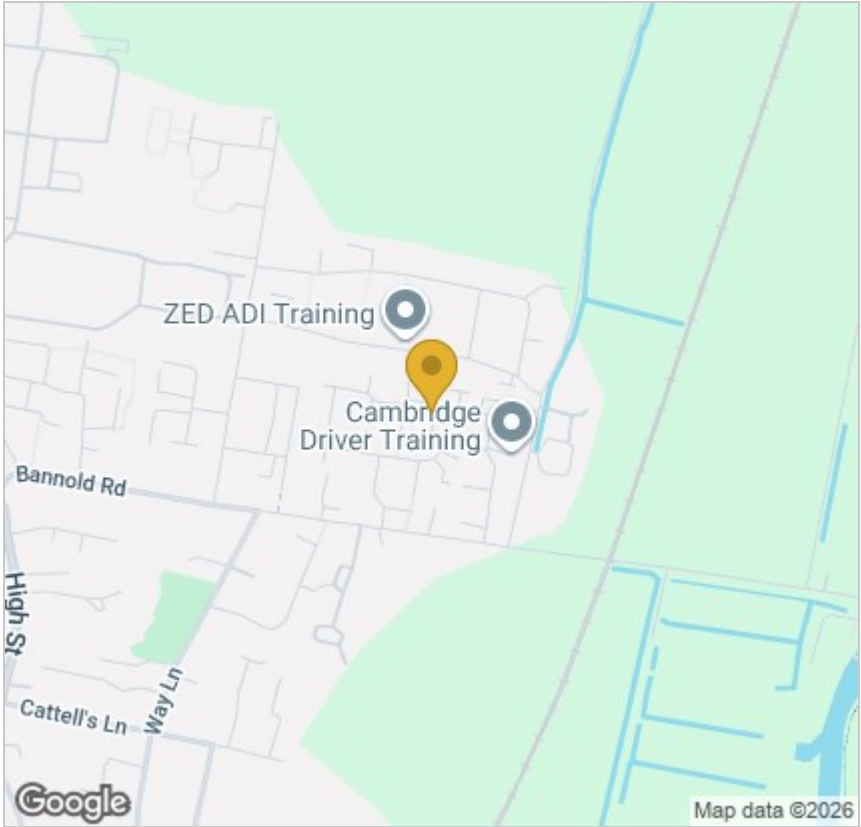
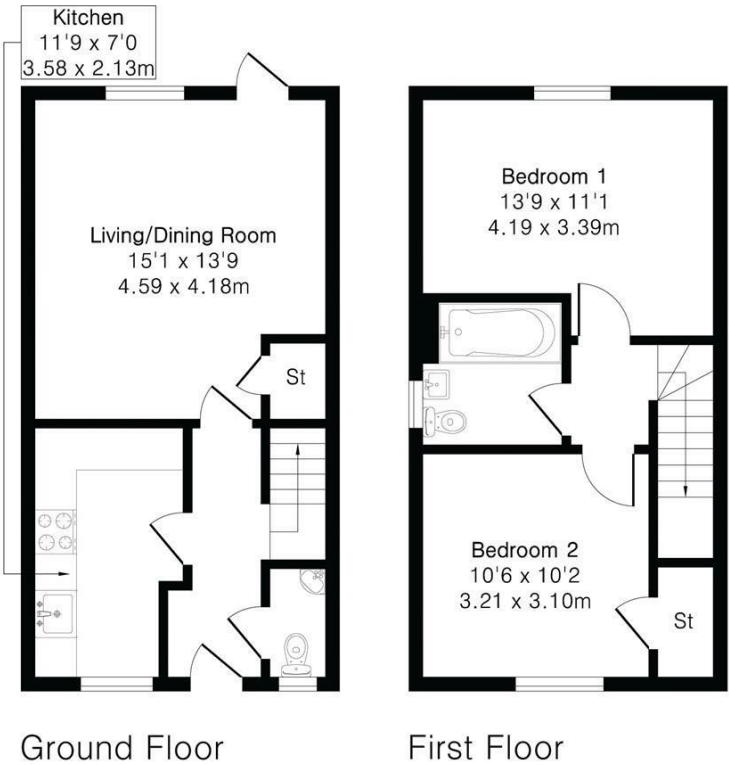
Agents note: This property is also available to purchase as shared ownership.



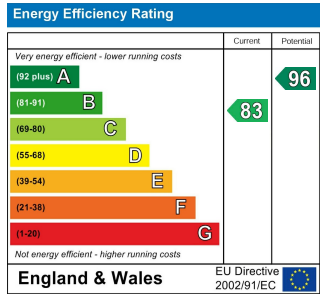
Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 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.

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