



7 Lode Avenue
Waterbeach, CB25 9PX

Guide price £425,000



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- 4 bedrooms
- Ideal renovation project
- Excellent potential to modernise and extend (STPP)
- No onward chain
- Garage and driveway parking

A spacious four-bedroom detached family home offering an excellent renovation opportunity, ideally situated within walking distance of local amenities and just a stone's throw from Waterbeach train station. Offered for sale with no onward chain, the property requires modernisation and refurbishment throughout, making it an ideal purchase for buyers looking to create a home to their own taste while adding value.

The property also offers further potential to extend, subject to the necessary planning permissions and consents.

The ground floor comprises an entrance hall with cloakroom and understairs storage cupboard, leading to a generous dual-aspect living room featuring a fireplace and patio doors opening onto the rear garden. A separate dining room also benefits from direct access to the garden via double doors. The kitchen retains its original units, includes white goods, and houses the oil-fired floor-standing boiler. A covered side passage provides convenient access from the driveway to the rear garden.

The first floor offers a spacious





landing with loft access, four well-proportioned bedrooms, and a family shower room.

Externally, the property is approached via a driveway providing off-road parking for at least two vehicles and leading to a single garage with power and lighting. The enclosed rear garden has been well maintained and features established flower and shrub borders, a variety of fruit trees, a greenhouse, and a useful garden shed.

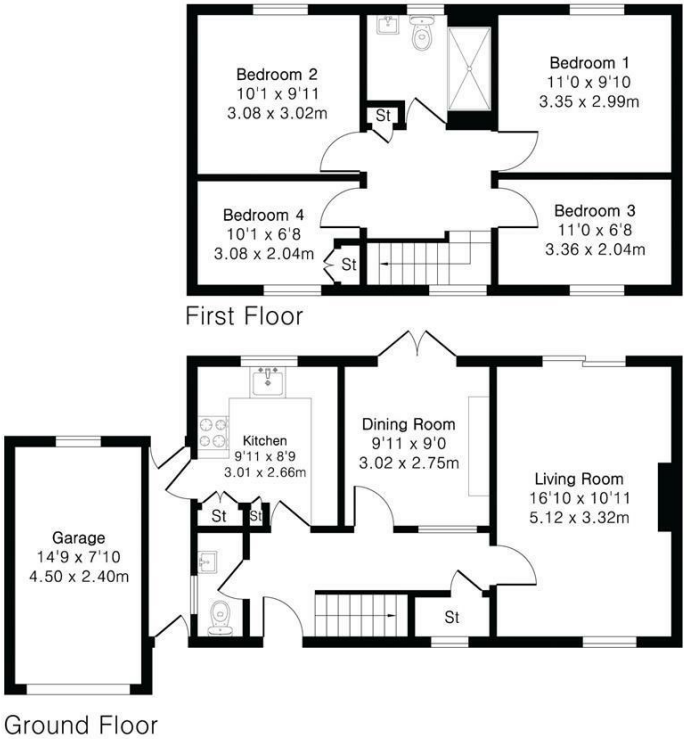
This is a rare opportunity to acquire a generously proportioned detached home in a sought-after location, offering exceptional potential for complete refurbishment and personalisation.

The village of 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 9PX What3Words: ///compacts.dabbing.surface

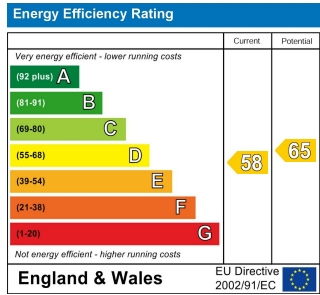


**Approximate Gross Internal Area 1027 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 531 sq ft – 49 sq m
First Floor Area 496 sq ft – 46 sq m
Garage Area 116 sq ft – 11 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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