



41 Watermans Road  
Waterbeach, CB25 9RP

Guide price £325,000



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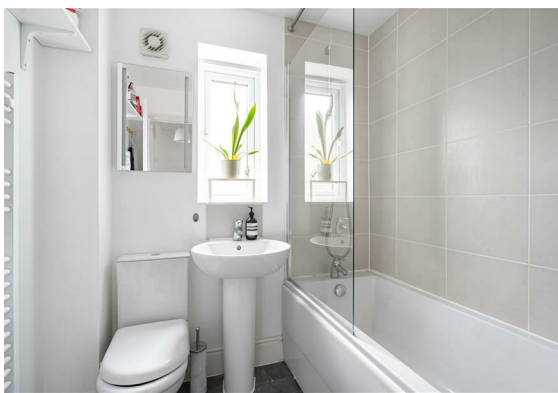
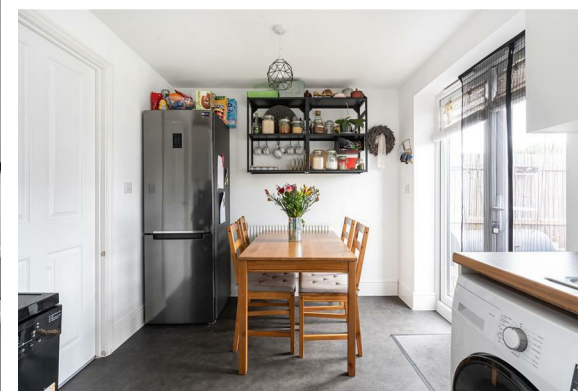
- Two double rooms
- Solar panels
- Off-road parking
- Village location

A two-bedroom end of terrace house, with 625 sq ft of accommodation, offering off-road parking situated within a popular residential development in Waterbeach.

The accommodation comprises an entrance hall with a cloakroom and stairs to the first floor. The bright living room benefits from a useful understairs storage cupboard and provides access the kitchen/dining room. This is well fitted with wall and base units with work surfaces over, an integrated oven and gas hob and space and plumbing for further white goods.

Upstairs, there are two good-sized double bedrooms. One enjoys views over the rear garden, while the second bedroom benefits from a generous storage cupboard. The family bathroom is fitted with a bath with shower over, WC, basin and heated towel rail.

The rear garden can be accessed from the property through patio doors, as well as via a secure side gate. It is mainly laid to lawn with patio edging and includes a





useful timber shed. The gate also provides access to a driveway, offering off-road parking for two vehicles.

The property has gas central heating, double glazing throughout and benefits from solar panels.

There is an annual maintenance fee of approx. £200.00 to contribute towards the upkeep of the communal areas.

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 9RP

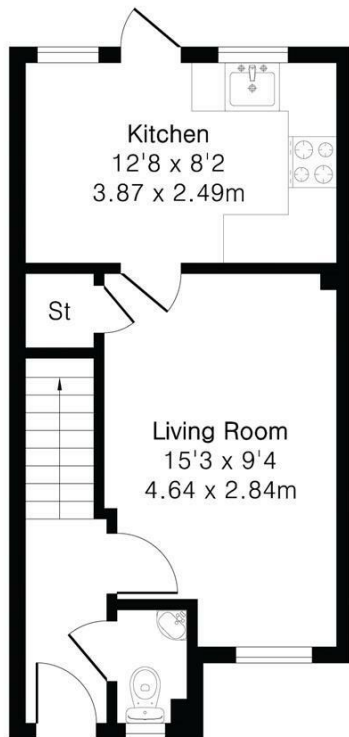
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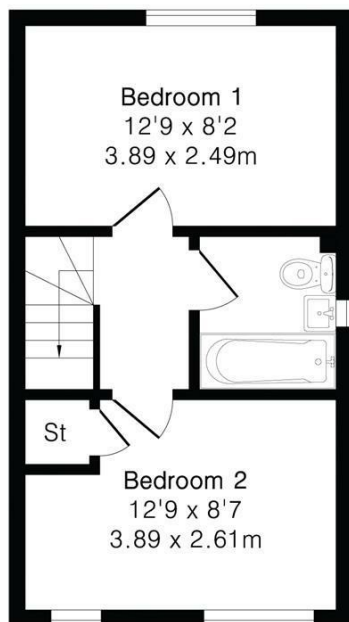
**Approximate Gross Internal Area 625 sq ft - 58 sq m**

Ground Floor Area 323 sq ft – 30 sq m

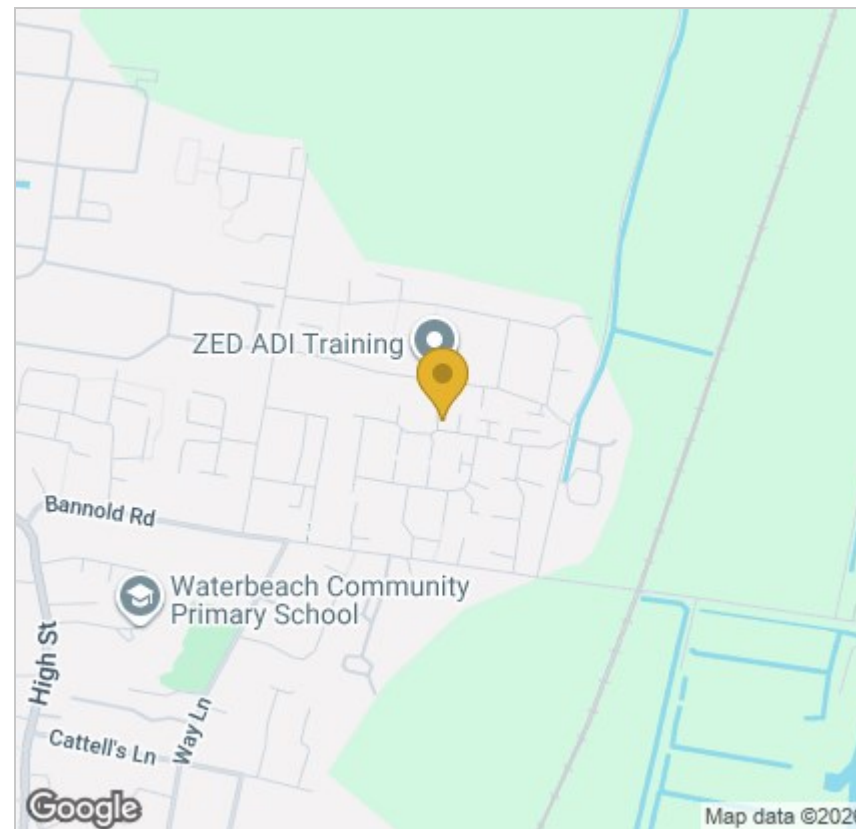
First Floor Area 302 sq ft – 28 sq m



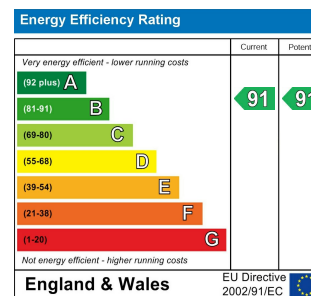
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: B

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