



34 High Street
Waterbeach, CB25 9JU

Guide price **£500,000**



34 High Street

Waterbeach, CB25 9JU

- Large garden
- 3 double bedrooms
- Extended kitchen
- Some improvement required

A double-fronted Victorian house of about 1500 sq. ft, requiring general updating, with a large garden, located close to the village centre and primary school.

This 3-bedroom family house requires improvement, but offers scope to create a fabulous home. Having already been extended, the accommodation is well proportioned, and there is off-road parking and a large garden.

There are two front reception rooms, a living room with a fireplace and a large study/snug. The sitting room has a lovely, large fireplace with a woodburner, exposed beams and a brick floor. The sitting room opens to the extended kitchen/dining room, which has a vaulted ceiling and is well fitted with pine fronted units with plenty of worktop space and space for appliances. There is a bathroom and a shower room on the ground floor.

A staircase from the sitting room leads to the main bedroom, which is a good-sized double room. Stairs from the hall lead to two further double bedrooms at the front of the house.





The house has part double glazing and gas central heating.

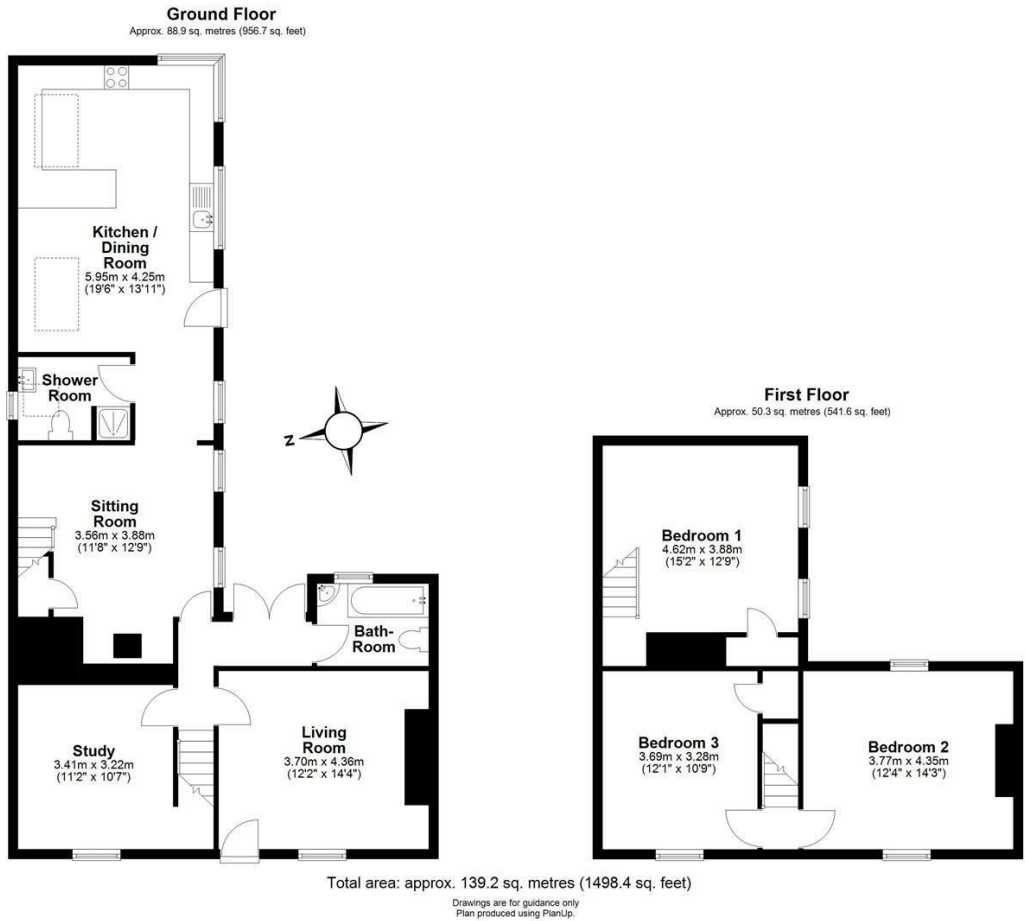
At the side of the house, there is a gravel parking area, and a gate leads to the rear garden, which is a particular feature of the house. The garden is overgrown, but it is an excellent size and separated into two main areas.

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.

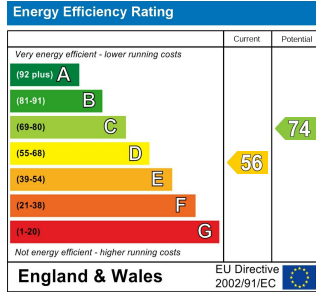
Sat Nav: CB25 9JU

What3words: ///pounce.myths.dissolve





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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