

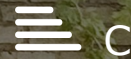


GRAY
TOYNBEE

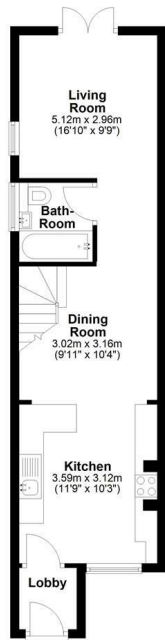


55 Rosemary Road, Waterbeach, Cambridge, CB25 9NB

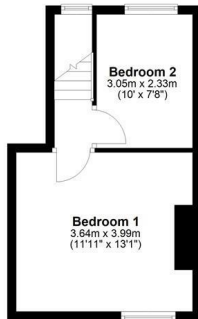
£1,650 Per month



Ground Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor
Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 62.9 sq. metres (676.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanItUp

- Refurbished Throughout
- Unfurnished
- Excellent Condition
- Off-Street Parking Available

A beautifully refurbished two-bedroom terraced house, offered unfurnished.

Upon entry, there is a practical porch area with a floor mat and space to hang coats. The ground floor features a spacious open-plan layout with new laminate flooring and fresh decoration throughout. The kitchen, positioned at the front, is fully fitted with brand-new appliances including a sink, dishwasher, washer/dryer, large fridge-freezer, induction hob, and electric oven set into the original brick chimney breast. The cabinetry is finished in a soft neutral green, complemented by tiled splashbacks and spotlights.

Beyond the kitchen is a generous living and dining area facing the rear garden. A ground-floor bathroom includes a shower over the bath, a window for ventilation, WC, and basin with vanity unit.

Upstairs are two double bedrooms. The front bedroom is the larger of the two and overlooks Rosemary Road, while the rear bedroom enjoys a garden view. Both have new carpets and have been freshly decorated.

There is off-street parking for two cars with provision for an EV charging point at the rear and on-street parking available at the front. A newly laid lawn is in the rear garden, and the property benefits from gas central heating.

Located in the heart of the village, within walking distance of all local amenities and the train station.

EPC: E Council Tax Band: C

[///juggle.landlady.motivates](http://juggle.landlady.motivates)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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	

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