



GRAY  
TOYNBEE



110 Way Lane  
Waterbeach, CB25 9NQ

Guide price £350,000



## 110 Way Lane

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- 2 Bedrooms
- No chain
- Generous garden
- Convenient village location

A charming two-bedroom mid-terraced period home, with a generous rear garden, offered with no onward chain and situated within walking distance of the local amenities and convenient reach of the train station.

On the ground floor, the accommodation comprises a living room with log burner and window to the front aspect. Leading from the living room is the dining room which is currently used as a playroom and benefits from useful understairs storage, and connects to a kitchen/breakfast area. The kitchen is well fitted with a range of wall and base units with integrated appliances including an oven with gas hob, a dishwasher and space for a full height fridge freezer. There is also a utility room with further storage and space and plumbing for a washing machine.

Upstairs, there are two bedrooms, with the principal bedroom benefiting from built in wardrobes. The family bathroom is surprisingly spacious, and is fitted with a bath, separate shower, double vanity, heated towel rail and WC.





Outside, the property enjoys a large rear garden with a patio area adjoining the property. It is predominantly laid to lawn with flower and shrub borders, and a number of raised flower beds.

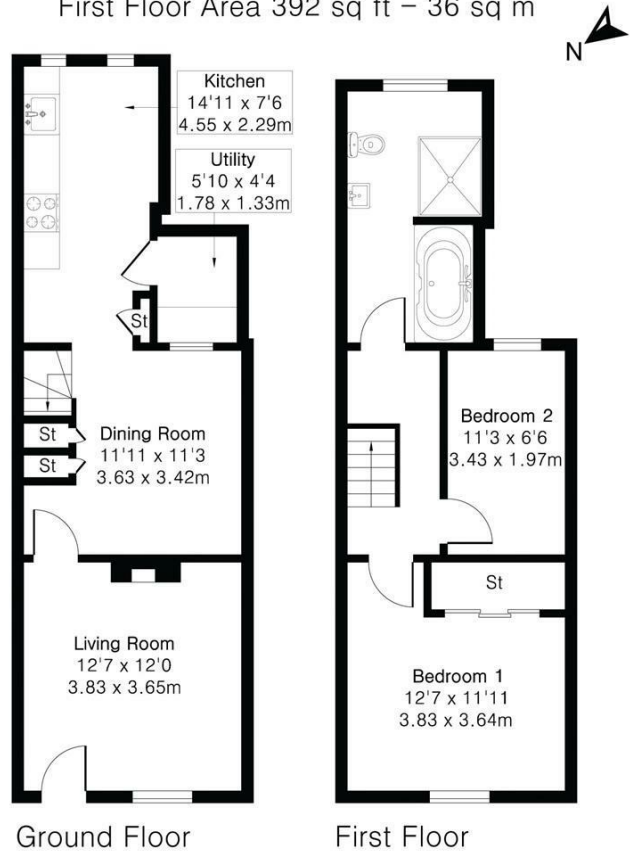
The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access 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 9NQ

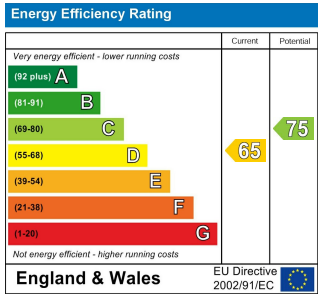
What3Words: ///insulated.sooner.orders



**Approximate Gross Internal Area 824 sq ft - 76 sq m**  
Ground Floor Area 432 sq ft – 40 sq m  
First Floor Area 392 sq ft – 36 sq m



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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