



10B Burgess Road
Waterbeach, CB25 9ND

Guide price £350,000



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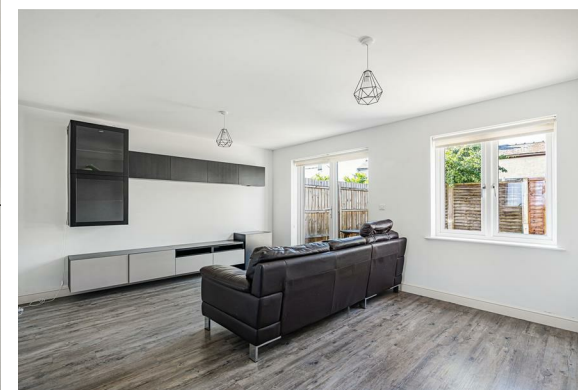
Waterbeach, CB25 9ND

- No chain
- Detached Home
- Open-plan living
- Enclosed garden

A spacious and modern detached two-bedroom home with an enclosed rear garden, situated within walking distance of local amenities and the train station, and offered with no onward chain.

The accommodation comprises an entrance hall with ample space for coats and shoes, a cloakroom and an understairs storage cupboard. The hall leads to the open-plan living/dining/kitchen area, with patio doors providing direct access to the rear garden. The kitchen is well appointed with a range of wall and base units with worksurfaces over, and integrated appliances including an oven, gas hob, fridge/freezer, dishwasher and freestanding washing machine.

Upstairs there are two double bedrooms, with the principal bedroom benefitting from velux windows. The family bathroom is fitted with a bath with shower over, basin, heated towel rail and WC.





Outside, the rear garden is fully enclosed and predominantly laid to lawn, with a patio adjoining the house and a flower bed border. To the front of the property, there is a useful store.

The property benefits from gas central heating, underfloor heating to the ground floor, and double glazing throughout.

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. It is also served by the Busway 100 and PR5 route, providing convenient connections to Cambridge and surrounding destinations.

SatNav: CB25 9ND

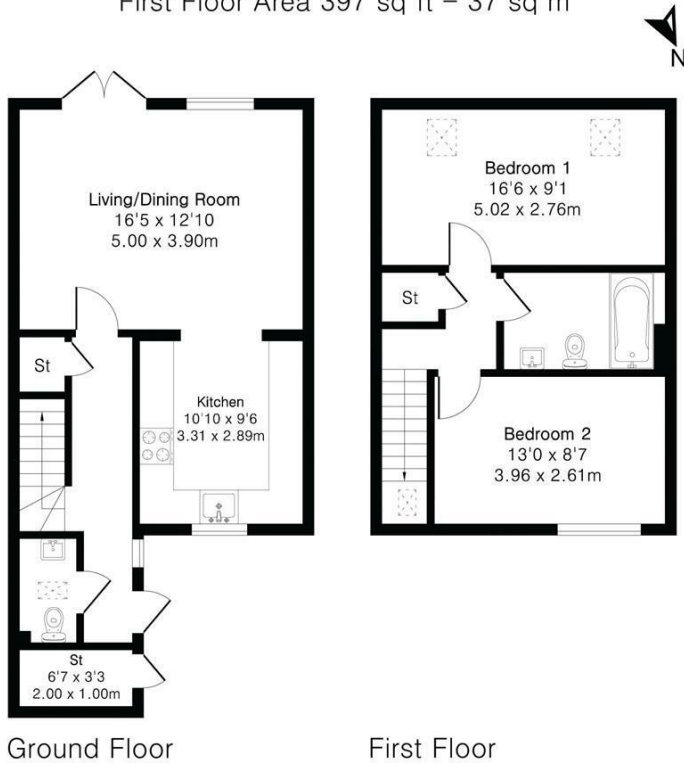
What3Words: ///hillsides.picnic.keyboards



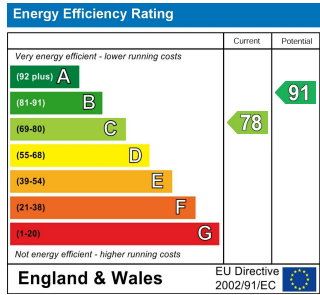
Approximate Gross Internal Area 863 sq ft - 80 sq m

Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 397 sq ft – 37 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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