



39 Watermans Road  
Waterbeach, CB25 9RP

Guide price £325,000



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- 2 double bedrooms
- Garden
- Allocated parking
- Sought after location

A beautifully presented 2-bedroom mid-terraced house situated on an established development in Waterbeach.

Constructed in 2018, the house provides excellent accommodation, has a good-sized garden and a driveway with space for two cars.

On the ground floor, there is an entrance hall with a cloakroom. The living room has an understairs cupboard and opens to the kitchen/diner. The kitchen area is equipped with an integrated oven and gas hob, with further space and plumbing for a fridge/freezer and washing machine. There is plenty of space for a table and chairs with French doors leading to the rear garden.

Upstairs there are two double bedrooms, including the master bedroom with a large fitted cupboard. There is also a modern family bathroom with mains shower over a bath, WC, hand wash basin with cupboards below and a heated towel rail.

Outside at the back of the property, there is a driveway with space for two cars. Gated rear access leads to the garden which is a good size and principally laid to lawn with a paved patio.



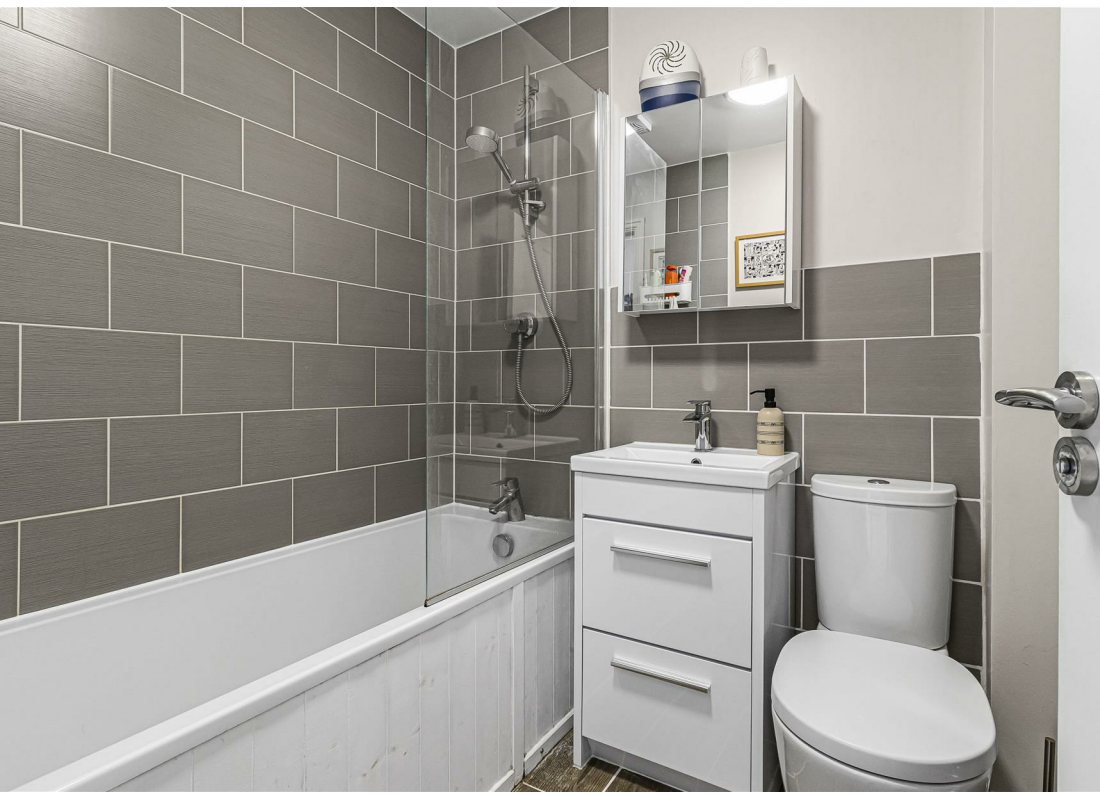


Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge 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.

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

Sat Nav: CB25 9RP

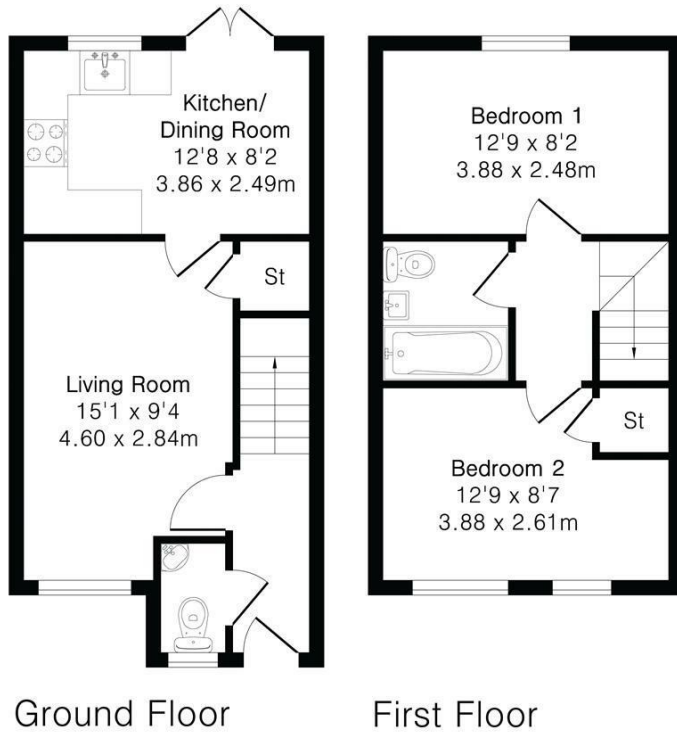
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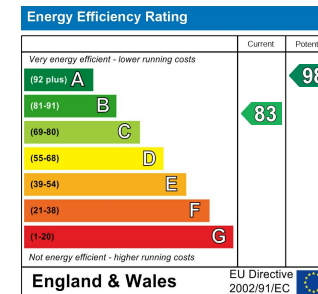
**Approximate Gross Internal Area 622 sq ft - 58 sq m**

Ground Floor Area 322 sq ft – 30 sq m

First Floor Area 300 sq ft – 28 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: B

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