

GRAY TOYNBEE

2 Waddelow Road

Waterbeach, CB25 9LA

Guide price £335,000

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- 2 double bedrooms
- No chain
- Village location
- Enclosed front and rear gardens

An extended 2/3 bedroom end-of-terrace property requiring sympathetic updating, with enclosed front and rear gardens, generous accommodation and a convenient location within walking distance of local amenities.

The property is approached via an entrance porch, which opens into the living room, with stairs rising to the first floor. The living room leads through to a well-appointed kitchen, fitted with a range of original high- and low-level units, an integrated electric oven and hob, together with space for additional freestanding appliances. A useful built-in pantry cupboard offers further storage.

Also accessed from the living room is a versatile dining area, formerly used as a ground-floor bedroom, with an adjoining accessible wet room. Beyond the dining area is a pleasant conservatory, enjoying views over and direct access to the rear garden.

To the rear of the property, an internal hallway leads to a useful storage cupboard and cloakroom. A further rear porch, with power and lighting, opens directly onto the















garden and offers excellent potential for use as a separate utility area.

To the first floor are two bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom features a useful storage cupboard and enjoys views over the rear garden. The family bathroom is fitted with a WC, hand basin and bath, and also houses the airing cupboard.

Outside, the property benefits from enclosed front and rear gardens, both with gated access. The rear garden features mature tree and shrub borders, creating a pleasant and established setting.

Overall, the property offers well-proportioned and flexible accommodation, with scope for sympathetic modernisation and improvement to suit individual requirements.

Waterbeach is a popular, thriving village centred around a traditional green, with a range of shops, pubs, recreational facilities and a primary school. Located just off the A10, it offers easy access to the A14, Cambridge Science Park and Cambridge city centre, all within four miles. The village also benefits from a railway station and Busway 100 and PR5 services, providing convenient connections to Cambridge, London and surrounding areas.

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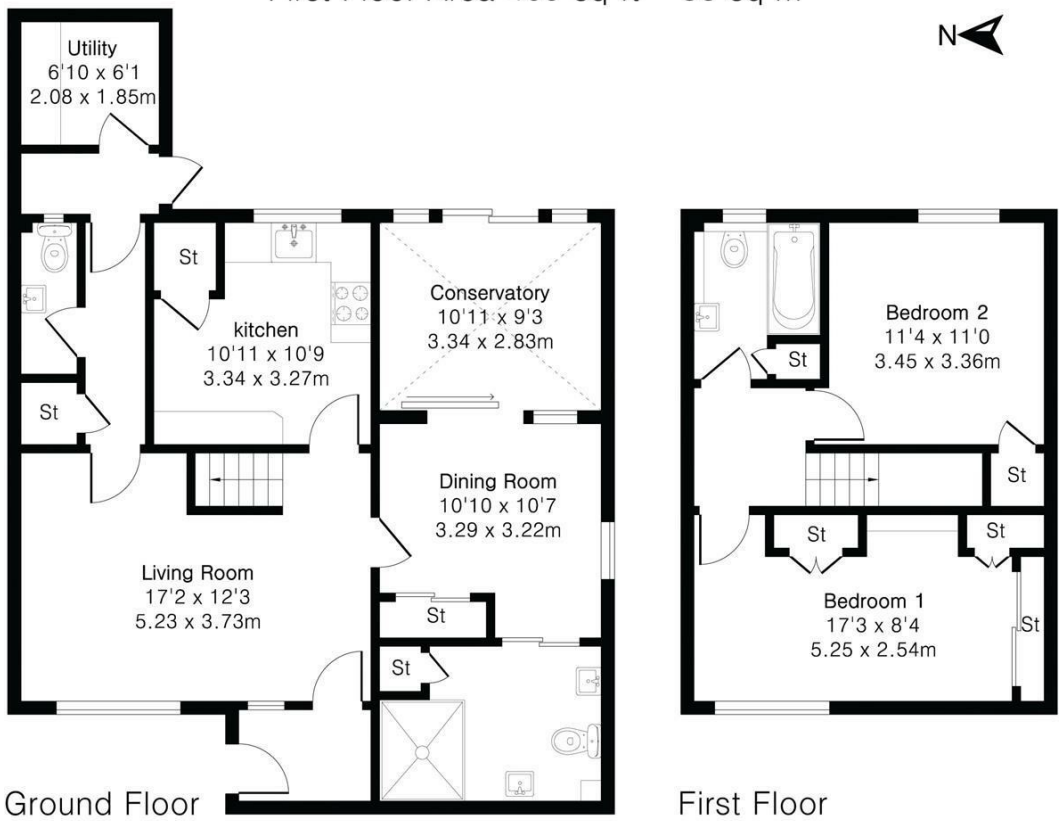


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Approximate Gross Internal Area 1243 sq ft - 115 sq m

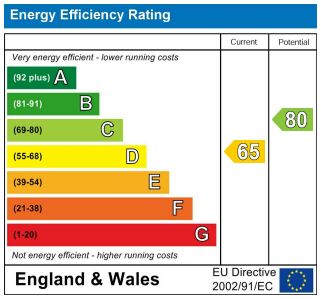
Ground Floor Area 834 sq ft – 77 sq m

First Floor Area 409 sq ft – 38 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: C

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