

GRAY TOYNBEE

8 Glebe Road

Waterbeach, CB25 9RJ

Guide price £300,000

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- No chain
- Two bedrooms
- Enclosed Garden
- Off-road parking

A well-positioned two-bedroom semi-detached house located in a quiet residential area, offering allocated parking, an enclosed rear garden, and within walking distance of the local amenities and convenient reach of the train station.

The accommodation on the ground floor comprises an entrance hall, with stairs to the first floor, that leads through to the living room which offers lots of natural light with a window to the front and a useful under-stairs storage cupboard. The kitchen/dining room is fitted with wall and base units with work surfaces over, and space and plumbing for white goods.

Upstairs there are two bedrooms, with the master benefiting from built-in storage. The family bathroom is fully tiled with a walk-in shower, handwash basin and WC.

The rear garden can be accessed via a secure gate or from the kitchen/dining room, and is laid mainly to lawn with border shrubs.















This property is offered with no onward chain.

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 9RJ
What3Words: ///makeovers.horn.sunbeam





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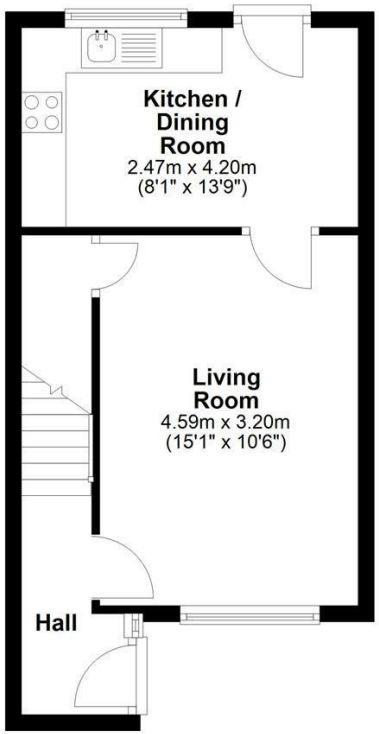
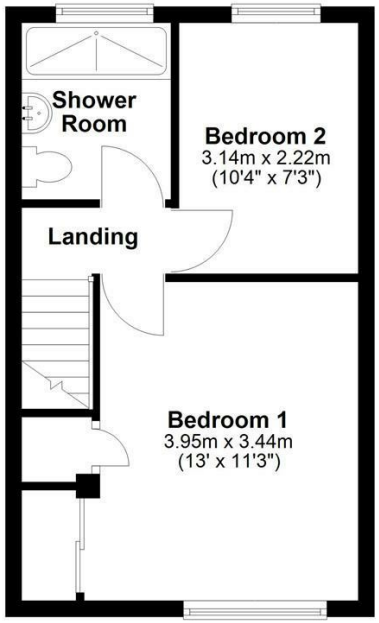
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)

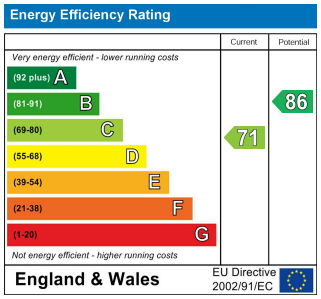


Total area: approx. 61.7 sq. metres (664.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

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