

26 Watermans Road
Waterbeach, CB25 9RP

Guide price £355,000



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- Available to purchase as 40% shared ownership
- Two double bedrooms
- Allocated parking
- South-facing garden

A modern and well-presented two-bedroom semi-detached home, offering off-road parking and a south-facing rear garden, positioned within a popular residential area in the desirable village of Waterbeach.

The accommodation comprises an entrance hall with a cloakroom and access to the living room, which boasts lots of natural light and a useful storage cupboard. The kitchen is fitted with a range of low and high-level cabinets with work surfaces over, an integrated oven and gas hob. There is additional space and plumbing for white goods.

Upstairs, the property offers two good-sized double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom benefits from a generous storage cupboard. The family bathroom is fitted with a bath with a shower over, a handwash basin, and a WC.

Outside, the front of the property provides a driveway with off-road parking. Gated side access leads to an enclosed rear garden, mainly laid to lawn, with additional patio space.





Waterbeach is a vibrant and well-connected village centered around a traditional village green, with a good selection of shops and pubs. The area offers excellent recreational facilities and a well-regarded primary school. Positioned just off the A10, Waterbeach provides convenient access to the A14, Cambridge Science Park, and the city centre, all within 4 miles. The village also benefits from a railway station, making it particularly attractive for commuters to London.

Sat Nav: CB25 9RP

What3Words: ///amplifier.depended.depth

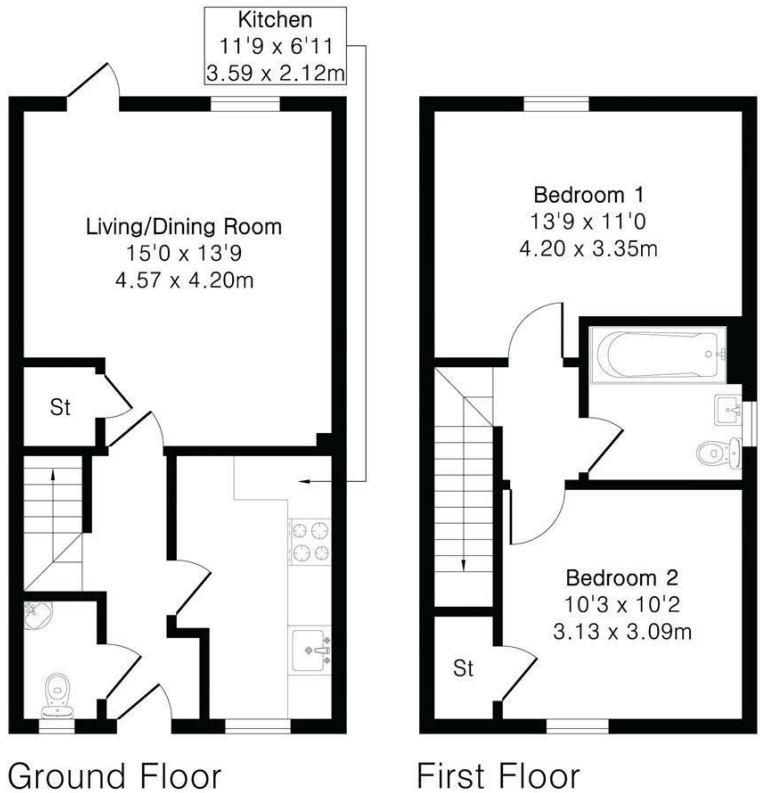
Agents note: This property is also available to purchase at 40% shared ownership.



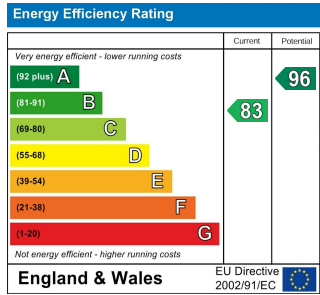
Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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