



37 Station Road
Waterbeach, CB25 9HT

Guide price £365,000



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- Period home
- Allocated parking
- No chain
- Convenient village location

A recently renovated two-bedroom end-of-terrace period home, situated within walking distance of local amenities and the train station, and offered with no onward chain.

Upon entering, the accommodation comprises a cosy living room featuring a log burner, and ample space for a dining table. This leads through to the well-appointed kitchen, fitted with a range of wall and base units with work surfaces over, an integrated oven, gas hob and freestanding dishwasher. The boot room allows space for further storage and there is a washing machine. Completing the groundfloor is a modern bathroom with a newly-fitted bath with shower over, vanity unit and WC.

Upstairs are two double bedrooms. The principal bedroom benefits from recently fitted wardrobes whilst the second bedroom enjoys views over the rear garden, and has a useful built-in storage cupboard.

Outside, the enclosed rear garden can be accessed either from the property itself or via a





secure side gate. It is laid to gravel and includes a useful timber shed. An allocated parking space for a small vehicle is located to the rear of the property.

The property has gas central heating, double glazing, new hardwood flooring and some original features, including the internal doors.

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

SatNav: CB25 9HT

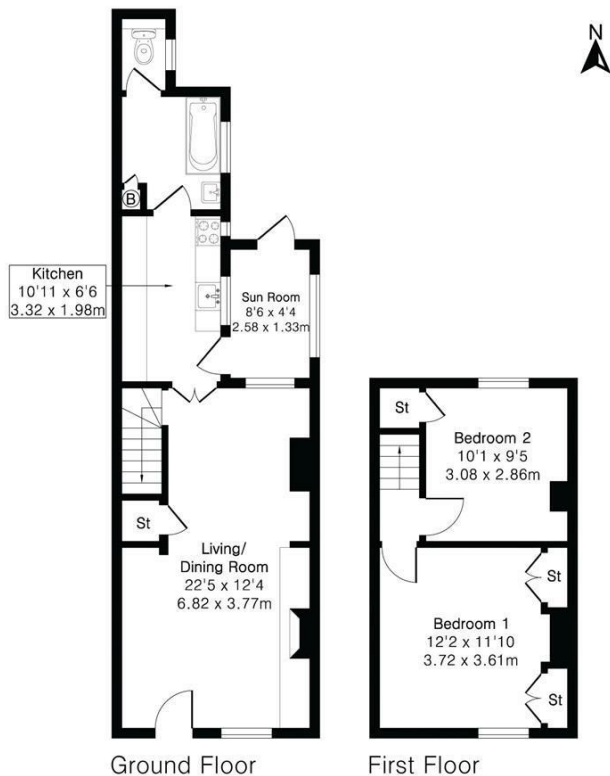
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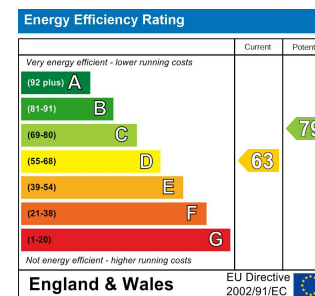
Approximate Gross Internal Area 747 sq ft - 70 sq m

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 277 sq ft – 26 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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