



Winfold Road, Waterbeach Cambridge CB25 9PR



welcome to

Winfold Road, Waterbeach Cambridge

A spacious 3-bedroom extended mid-terraced house situated within a popular location in Waterbeach with enclosed garden and a garage within a nearby block.

Location

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

Accommodation

Porch

Entrance Hall

stairs leading to the first floor. Laminate flooring. Radiator. Inset spotlighting. Doors to:-

Kitchen

comprising of a one and a half bowl stainless steel sink unit in front of double glazed window to front aspect. A range of top and base units with roll top work surfaces over. Electric cooker point. Extractor fan. Plumbing for washing machine. Radiator. Laminate flooring. Inset spot lighting.

Family/Dining Area

laminate flooring. Radiator. Hatch through to the kitchen. Open through way to:-

Sitting Room

laminate flooring. Radiator. Sliding patio doors leading out to the garden.

First Floor Landing

loft access. Airing cupboard. Doors to:-

Bedroom 1

with two double glazed windows to front aspect. Radiator. Wall mounted gas boiler.

Bedroom 2

door recess. Double glazed window to rear aspect. Radiator.

Bedroom 3

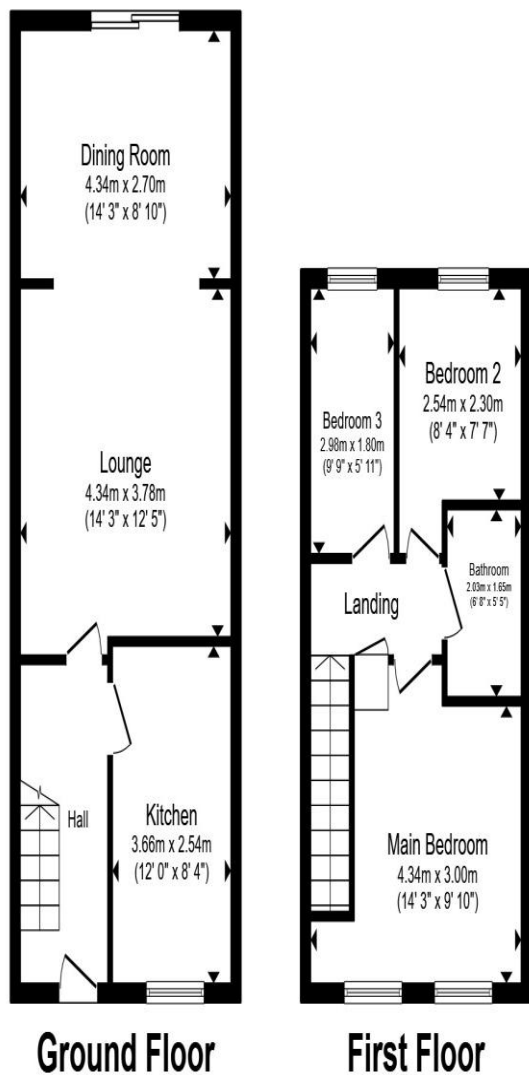
with double glazed window to rear aspect. Radiator.

Bathroom

comprising of a low level W.C. Pedestal wash hand basin. Panelled bath with electric shower over. Radiator. Extractor fan.

Outside

there is an open plan front garden area with a brick block pathway leading to the porch. To the rear is an enclosed rear garden laid mainly to lawn with a timber shed and gated rear access.



Total floor area 77.6 m² (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Winfold Road,
Waterbeach Cambridge

- Extended Mid Terrace Home
- Three Bedrooms
- Kitchen
- Family/Dining Area
- Sitting Room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000



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HIS100198 - 0002

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