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## HIGH STREET, WATERBEACH, CAMBRIDGE, CB25 9JU

- Cambridge City Centre – approx. 6 miles
- Cambridge Science Park – approx. 3.5 miles
- Waterbeach Railway Station – approx. 0.5 miles

Detached bungalow • Three double sized bedrooms •  
No onward chain • EPC rating A

### DESCRIPTION

Measuring close to 1,200 sq.ft of accommodation and offering an open-plan kitchen/dining room, sitting room, utility room, three double sized bedrooms and two bathrooms. Externally enjoying gated driveway parking, a detached garage and a wrap-around garden. Offered with no onward chain.

Entering into the large and open kitchen/dining space with a stylishly fitted kitchen with stone worktops and integrated appliances. To the left of the entrance door is the utility room with fitted units and space and plumbing for appliances. The sitting room is particularly spacious with an inset woodburning stove and French doors leading out to the garden terrace. The principle bedroom enjoys an ensuite that is extensively tiled with a double sized shower, heated towel rail, wash hand basin and WC. The further two bedrooms are both double in size. The bathroom enjoys a bath with a shower over, vanity sink unit, WC and heated towel rail.

The loft is particularly spacious and subject to planning, there would likely be an opportunity for significant conversion.

## A TUCKED AWAY AND WELL-PRESENTED THREE-BEDROOM DETACHED BUNGALOW SITUATED IN THE HEART OF WATERBEACH, JUST MOMENTS FROM THE VILLAGE'S RAILWAY STATION.





## OUTSIDE

Entering through electric gates opening to the gravel and paved driveway that provides parking for several vehicles and access to the detached garage. The garden wraps the entire property and is largely lawned with a paved terrace.

## LOCATION

The well-served and charming village of Waterbeach offers a range of local amenities including local shops, pharmacy, bakery, cafes & pubs and a primary school all just a short stroll away. Waterbeach is renowned for its good community spirit and hosts a much-loved annual summer event, The Waterbeach Feast, with its parade, stalls, shows and entertainment. The location is ideal for those needing to commute by road and rail with a mainline railway station and excellent access to road links via the A10, A14 and M11.

## ADDITIONAL INFORMATION

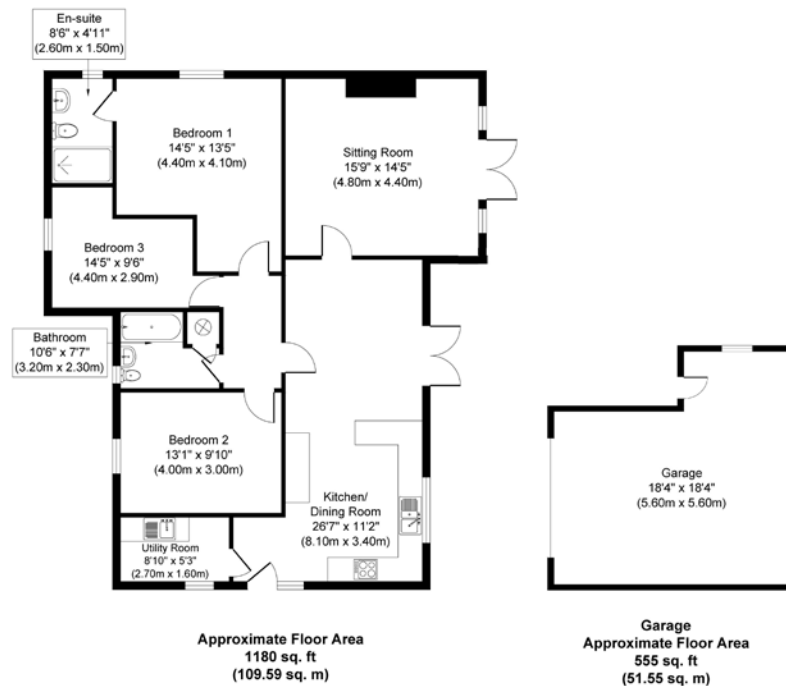
**Tenure:** Freehold

**Services:** Air source heat pump electric heating. Mains water, drainage and electricity. There are solar panels on the roof of the property. We await further information on these. Note, none of these have been tested by the agent.

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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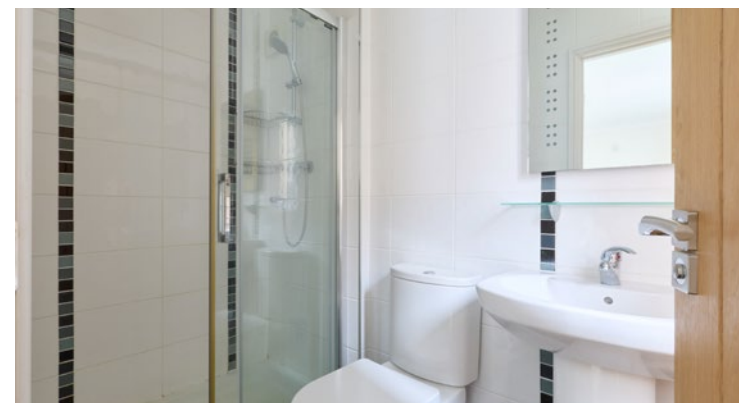
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Score	Energy rating	Current	Potential
92+	A	100 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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