



Bush & Co.





## 42 Providence Way, Waterbeach, CB25 9QJ

**Guide Price £315,000 Freehold**



Energy Rating Band C

Providence Way is a modern semi-detached, 2 bedroom house in a peaceful residential area. The house benefits from gas-fired central heating, double glazed windows and a single garage. The house comprises an entrance hall, sitting room, kitchen/dining room, first floor landing, two double bedrooms and bathroom. Good sized rear garden. Ideal first time buyer purchase.

Location: Waterbeach offers convenient access to the A14 as well as the Milton Road science and business parks, and has its own mainline railway station, making it ideal for those wanting fast access to London. The village has several local shops, cafes and public houses, and there is a large Tesco superstore in neighbouring Milton. Waterbeach Primary School is within walking distance and there are future plans to develop and improve facilities further still.

Ground floor with glazed front door to entrance hall with further door to sitting room. Stairs to first floor, bay window to front elevation and radiator. Kitchen/dining room with a one and a half bowl sink unit in addition to a range of wall and base storage units, electric cooker point and extractor hood, plumbing for washing machine, fridge space and a double glazed door to the rear garden.

First floor landing with access to loft space. Bedroom 1 with laminate flooring, storage cupboard, window to the front elevation and radiator. Bedroom 2 with a range of fitted wardrobes housing a Vaillant gas fired boiler and radiator. Bathroom with a panelled bath with a shower over, hand basin, WC, double glazed window and radiator.

Outside is a shallow front garden with a driveway leading to a single garage with a metal up and over door with electric light and sockets. Gated side access to a good sized garden with timber deck area and lawn, surrounded by timber fencing.

Tenure: Freehold.

Services: Mains water, drainage, electricity and gas.

Council Tax: Band C







## Exceptional service in Cambridge and the surrounding villages

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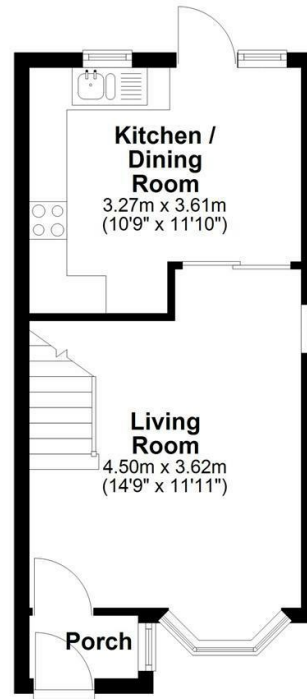
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### Ground Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



### First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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