



24 Waddelow Road, Waterbeach, Cambridge, CB25 9LA
Guide Price £325,000 Freehold



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01223 819300

IDEAL FOR FIRST TIME BUYERS AND WORKING PROFESSIONALS, THIS THREE BEDROOM HOME HAS BEEN CONVENIENTLY RE-CONFIGURED BY THE CURRENT OWNERS AND BENEFITS FROM A NEW KITCHEN AND GROUND FLOOR CLOAKROOM.

- Terraced house
- 1003.2 sq ft / 93.2 sq m
- Gas fired central heating to radiators
- 0.03 acres
- Council tax band-C
- 3 bedrooms, 1 bathroom, 1 reception
- Constructed in 1968
- Parking on the road
- EPC - C / 75

Constructed in 1968, this well-proportioned three-bedroom terraced home offers approximately 1,003 sq ft (93.2 sq m) of accommodation arranged over two floors. Conveniently reconfigured to the rear, the property benefits from an enhanced kitchen and dining area, a generous lobby and a downstairs cloakroom, providing practical living space ideally suited to modern-day needs. The ground floor opens into a useful entrance porch, offering an ideal space for coats and shoe storage. The spacious living room is positioned to the front of the property, where a large window overlooks the front garden and allows an abundance of natural light to fill the room.

To the rear, the kitchen and dining room has been thoughtfully reconfigured to maximise functionality, incorporating a range of fitted cupboards and drawers, a wooden work surface, an additional built-in storage cupboard and space for appliances. An adjoining lobby provides further fitted storage and a useful bench, leading through to the separate downstairs WC.

To the first floor, a spacious landing offers versatility, with potential for additional storage or a small work-from-home area. There are three well-proportioned bedrooms, including two comfortable double bedrooms and a third occasional bedroom, currently utilised as a home office. A family bathroom completes the accommodation, fitted with a panelled bath and shower over.

Externally, the property enjoys a delightful front garden, well stocked with a variety of established plants and featuring a pathway leading to the entrance porch. The rear garden is predominantly paved for ease of maintenance, with a substantial flower bed providing an attractive planted feature. A useful bicycle store with an eco-roof offers convenient outdoor storage.

Location

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band- C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

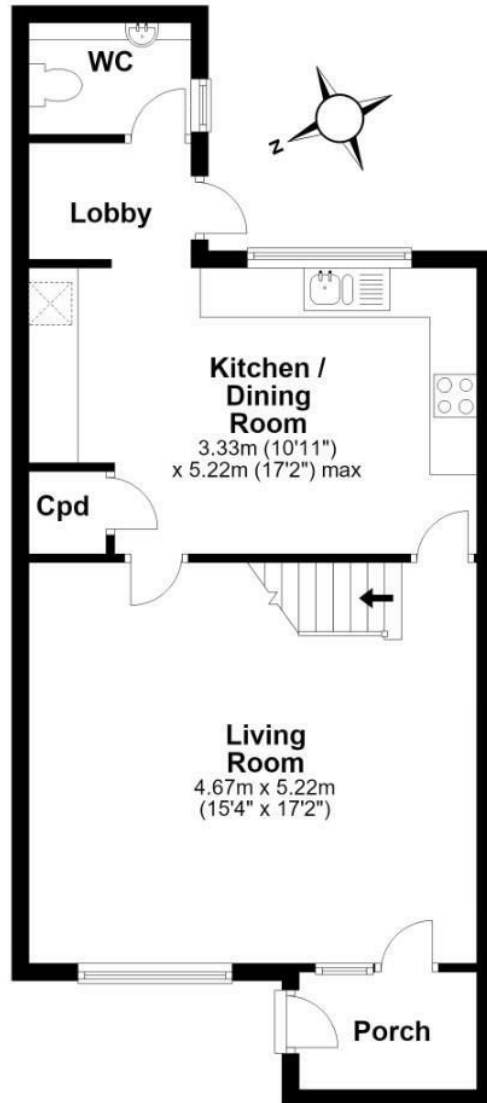
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



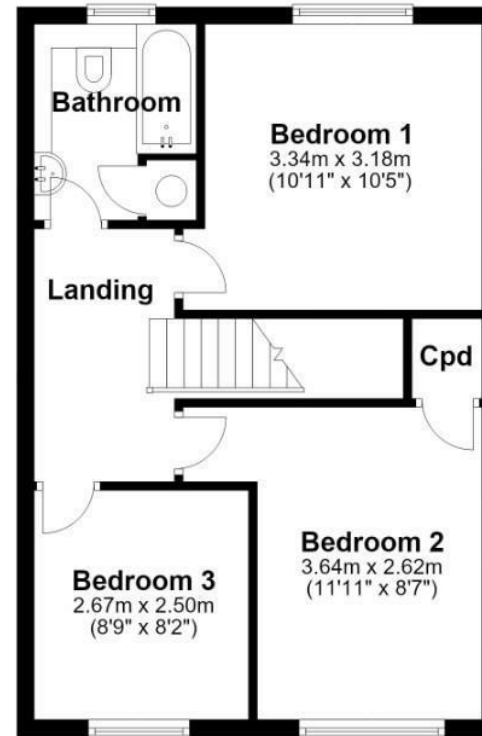
Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	84
EU Directive 2002/91/EC		

