



10B Burgess Road, Waterbeach, Cambridge, CB25 9ND  
Offers In Excess Of £365,000 Freehold



rah.co.uk  
01223 819300

**HAVING BEEN CONSTRUCTED IN 2015, THIS DETACHED HOME IS IDEAL FOR THE COMMUTER AS IT IS IN WALKING DISTANCE OF WATERBEACH TRAIN STATION AND IS DELIGHTFUL ORDER THROUGHOUT.**

- Detached house
- Constructed in 2015
- Gas fired central heating to radiators and underfloor heating
- Within walking distance of the train station
- Council tax band-C
- 2 bedrooms, 1 bathroom, 1 reception room
- 850sqft/ 78 sqm
- Within walking distance of the High Street
- EPC-C/78

This detached home is located down a quiet residential road, close to the High Street. The property measures 850 sqft/78 sqm and provides good levels of accommodation over two floors.

To the ground floor the property comprises a hallway with stairs leading up to the first floor, storage beneath the stairs and a WC adjacent. The spacious open plan sitting/dining room benefits from large French doors which open into the rear garden and hard flooring throughout.

The property benefits from underfloor heating. Accessible off the sitting/dining room is a modern kitchen with gloss cabinetry at both base level and eye level, copious amounts of workspace, an eye level double oven and space for a washing machine. Integrated appliances include a dishwasher and a fridge freezer.

To the first floor are two generous double bedrooms, each with plenty of space for storage as well as a large bed. The family bathroom which serves each bedroom is tiled, has a paneled bath with shower above and is completed with a WC and pedestal sink basin.

Externally, to the front of the property is a convenient bicycle store, block paving and a slate laid flower bed. The rear garden is fully enclosed, laid predominantly to lawn and benefitting from a patio area, ideal for entertaining in the warmer months of the year.

#### **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**

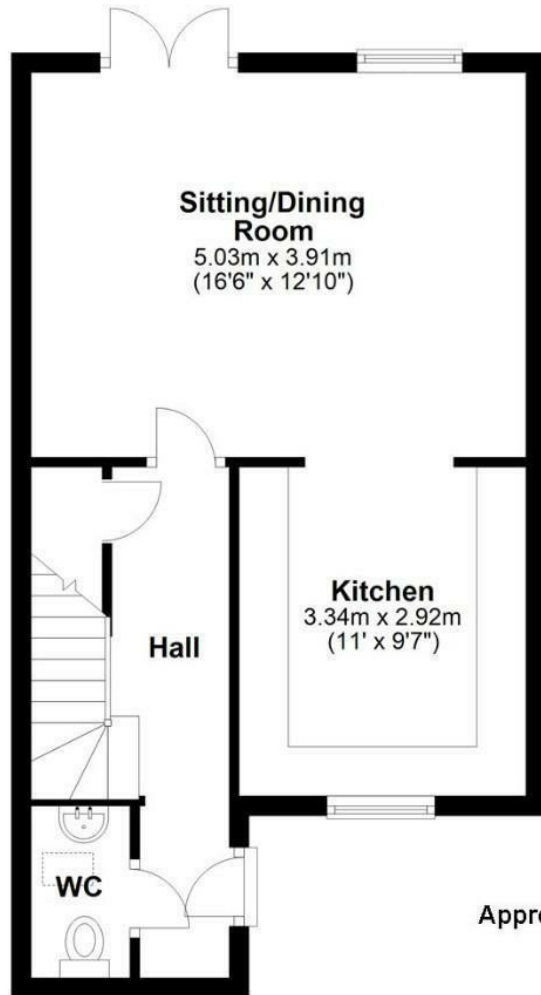
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

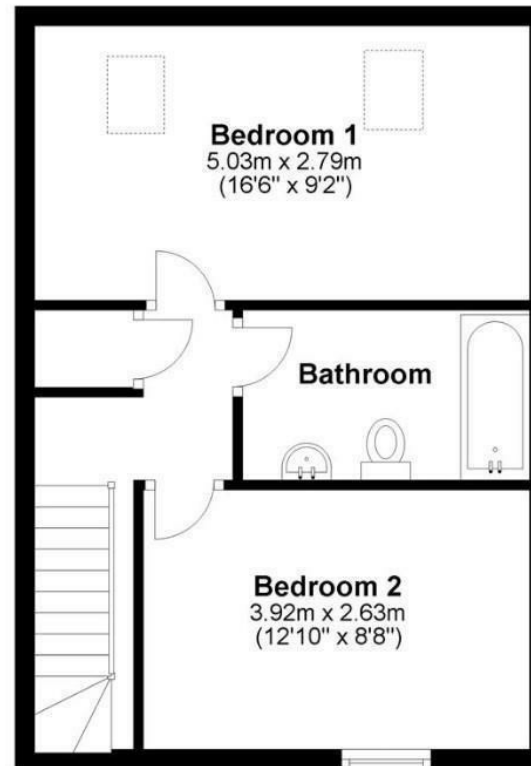
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 78 sqm (850 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

