



VIDEO TOUR AVAILABLE
Please get in touch for a link.

76 sqm / 822 sqft

Allocated parking

196 sqm / 0.04 acre

1960s

Semi-detached house

EPC - C / 73

2 bed, 2 recep, 1 bath

Council tax band - B

Kirby Road

A very well presented, 2 bedroom semi-detached house with allocated parking and a private rear garden. The property is a short walk from the village centre and just a mile from Waterbeach Railway Station.



Guide Price
£285,000



This 2 bedroom house is well presented throughout and is finished to a good specification. Being an ex MOD house, it has been built incredibly well, has an excellent energy efficiency and sits on a decent sized plot. The accommodation briefly comprises an entrance hall with built-in storage and space for coats and footwear. The sitting room is a particularly good size and benefits from southerly aspects. The kitchen/dining room is open-plan and finished with an attractive range of units; there are various integrated Zanussi appliances included within sale.

Upstairs are 2 bedrooms, both of which are comfortable doubles. The bathroom has been fitted with an attractive suite comprising a low-level WC, wash hand basin and panelled bath with shower over, complemented by part tiled walls and a heated towel rail.

Outside the front of the property is a lawned garden with stocked flower-beds. There is an allocated parking space located nearby and plenty of on street parking. A side gate leads to the rear garden which has a separate brick-built store housing a combi-boiler. The rear garden has a block paved patio, the remainder is laid to lawn and is enclosed by fencing.

Agent's Note:

We understand there is a service charge of approximately £311.80 per annum for maintenance of the roads, street lights and communal areas.

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.

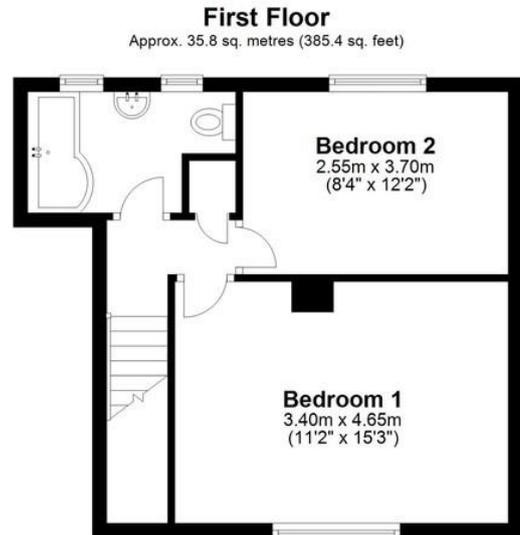
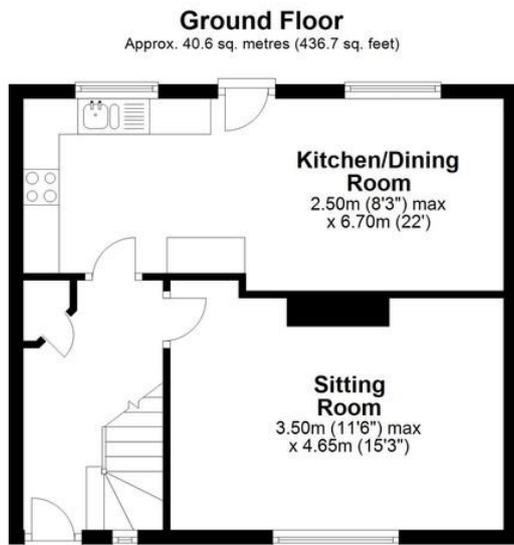
The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. The house itself is also very close to the Waterbeach school.

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.

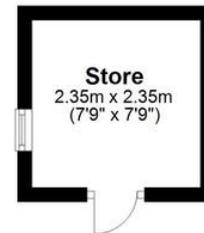


Ground Floor:
40 sqm (436 sqft)

First Floor:
36 sqm (385 sqft)



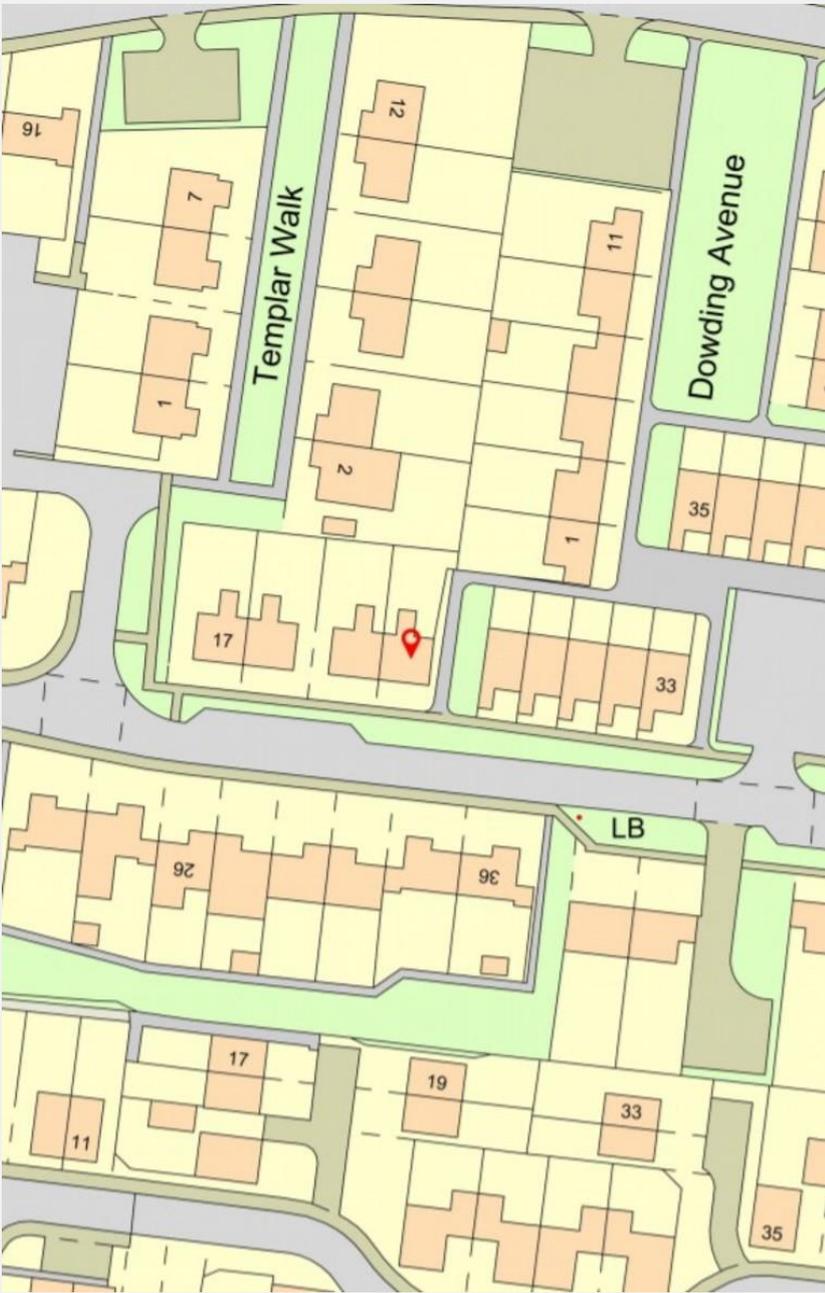
Garden
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 76.4 sq. metres (822.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 87 sq m
(936 sq ft)



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