



6 Kirby Road
Waterbeach, CB25 9LX

Guide price £330,000



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- 3 Bedrooms
- Garden
- Parking

A well presented 3 bedroom mid-terraced property situated at the edge of a popular residential development in the thriving village of Waterbeach.

The accommodation comprises on the ground floor, an entrance hall with a cloakroom and two generous storage cupboards.

Off the entrance hall is an open plan Kitchen/Dining Room with tasteful shaker style wall and base units with bamboo work surfaces over, a ceramic dual butler sink with inset drainer and mixer tap and built-in Zanussi appliances with a space for a full-height fridge/freezer and washing machine.

The living room enjoys lots of natural light thanks to a picture window with views over the rear garden. There is a large open storage area with fitted shelving and a door leads to a rear lobby with further storage and direct access to the garden.

Upstairs off the landing are two double bedrooms, a good-sized single bedroom and a family bathroom with a shower over the bath, WC, and wash basin.

Outside to the front of the property is a low maintenance garden that is laid to flint with an attractive shrub rockery. Brick-built storage sheds offer plenty of space for bicycles and garden equipment and there is ample parking in a dedicated bay to the front of the property.

To the rear of the property is a delightful enclosed garden with gated rear access. The garden is laid to flint and woodchip





and there is a raised decked seating area and various raised flower and shrub beds with a timber potting shed and further vegetable gardens.

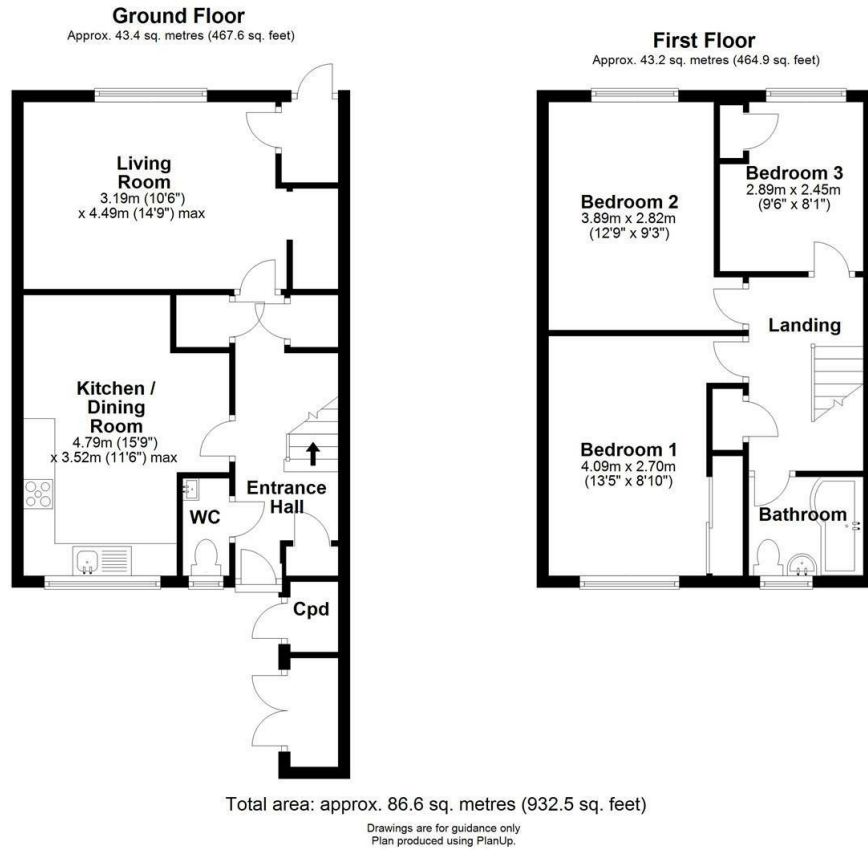
The house has gas central heating and double glazing.

What3Words: ///putty.nibbles.blotches

SatNav: CB25 9LX



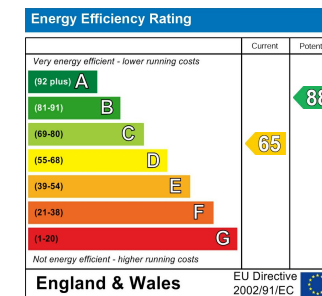
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Tenure: Freehold

Council tax band: B

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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