



Station Road, Waterbeach, CB25 9HT



## Station Road

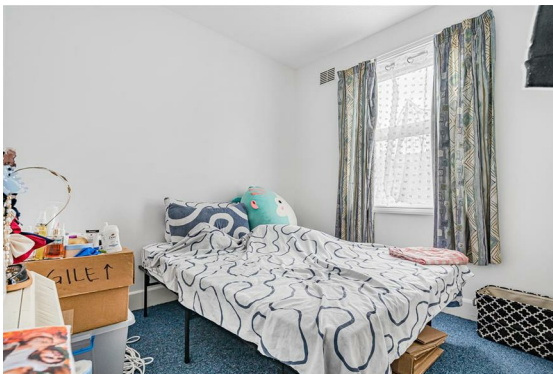
Waterbeach,  
CB25 9HT

A substantial detached Victorian property extending to approximately 2053sqft which is currently divided into four self contained apartments offering a an ideal investment opportunity. The property further benefits from off-road parking for multiple vehicles, an enclosed walled garden and is located close to local amenities and transport links including Waterbeach station.



Guide Price £700,000





## LOCATION

Station Road in Waterbeach offers an exceptionally convenient village location with excellent transport links. Waterbeach railway station is within easy reach, providing regular services to Cambridge, Ely and London, making it ideal for those who travel for work. The village benefits from a range of everyday amenities including shops, pubs, a pharmacy, primary school and healthcare facilities, while the nearby A10 provides straightforward access to Cambridge, Ely and the wider road network. Surrounded by attractive countryside and riverside walks.

## FRONT DOOR

into:

## ENTRANCE PORCH

with tiled flooring, leading to front door, into:

## HALLWAY

with downlight, tiled flooring, stairs to first floor and doors into two ground floor apartments.

## APARTMENT 1

door into:

## ENTRANCE HALL

carpeted, downlight, coat hanging hooks, access into various rooms including:

## SITTING/DINING ROOM

carpeted, Quantum electric heater, upvc double glazed window overlooking both the front and side of the property, downlight, inset shelving with cupboard.

## KITCHEN

laminated floor, a range of wall and floor units with vinyl worktop, cupboard containing water tank, serving hatch, fuse box, upvc double glazed window overlooking side of the property, integrated appliances including oven and hob with extractor fan, stainless steel sink and drainer, space and plumbing for washing machine, electric heater, part tiled walls.

## BATHROOM

with laminated flooring, three piece suite comprising bath with electric shower over, upvc double glazed frosted window overlooking rear of the property, wash hand basin and low level w.c. with electric heater, downlight.

## APARTMENT 2

## BEDROOM

carpeted, electric heater, upvc double glazed window overlooking side of the property, downlight.

## FRONT DOOR

into:

## ENTRANCE HALL

carpeted, downlight, access into various rooms.

## SITTING ROOM

with Quantum electric heater, upvc double glazed window overlooking the front of the property, upvc double glazed window overlooking front of the property, downlight.

## KITCHEN

with a range of floor and wall units, upvc double glazed window overlooking the front of the property, laminated worktop, integrated Limona oven and 4 ring hob with extractor fan, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge, part tiled walls, downlight, electric heater, extractor fan.

## BEDROOM

carpeted, upvc double glazed window overlooking side of the property, downlight, built-in wardrobe with hanging rail and shelving, overhead storage, electric heater.

## BATHROOM

with laminated flooring, three piece suite comprising of bath with shower over, wash hand basin and low level w.c., upvc double glazed frosted window overlooking the rear of the property, electric heater, extractor fan.

## STAIRS TO FIRST FLOOR

## LANDING

carpeted, downlight, offers access to Apartments 3 and 4.

## APARTMENT 3

door into:

## ENTRANCE HALL

carpeted, downlight, coat hanging hooks, access into various rooms including:

## SITTING/DINING ROOM

carpeted, Quantum electric heater, upvc double glazed window overlooking both the front and side of the property, downlight, inset shelving with cupboard.

## KITCHEN

laminated floor, a range of wall and floor units with vinyl worktop, cupboard containing water tank, serving hatch, fuse box, upvc double glazed window overlooking side of the property, integrated appliances including oven and hob with extractor fan, stainless steel sink and drainer, space and plumbing for washing machine, electric heater, part tiled walls.

## BEDROOM

carpeted, electric heater, upvc double glazed window overlooking side of the property, downlight.

## BATHROOM

with laminated flooring, three piece suite comprising bath with electric shower over, upvc double glazed frosted window overlooking rear of the property, wash hand basin and low level w.c. with electric heater, downlight.

## APARTMENT 4

door into:

## SITTING/DINING ROOM

carpeted, Quantum electric heater, upvc double glazed window overlooking both the front and side of the property, downlight, inset shelving with cupboard.

## KITCHEN

laminated floor, a range of wall and floor units with vinyl worktop, cupboard containing water tank, serving hatch, fuse box, upvc double glazed window overlooking side of the property, integrated appliances including oven and hob with extractor fan, stainless steel sink and drainer, space and plumbing for washing machine, electric heater, part tiled walls.

## BEDROOM

carpeted, electric heater, upvc double glazed window overlooking side of the property, downlight.

## BATHROOM

with laminated flooring, three piece suite comprising bath with electric shower over, upvc double glazed frosted window overlooking rear of the property, wash hand basin and low level w.c. with electric heater, downlight.

## OUTSIDE

The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn with borders containing a variety of shrubs.

Rear garden brick built storage units for each apartment, outside tap, communal garden which is fully enclosed via walls and predominantly laid to lawn, gate out to the front of the property and parking area.

## AGENTS NOTE

In the past, the property has achieved a gross annual income of £49,080.

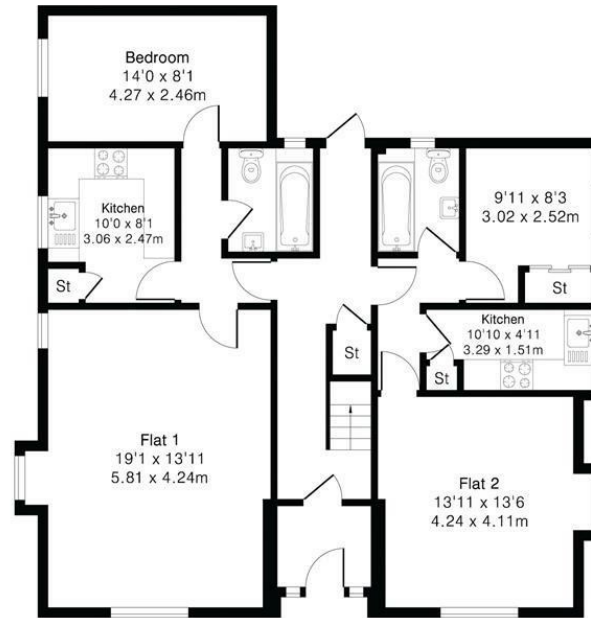




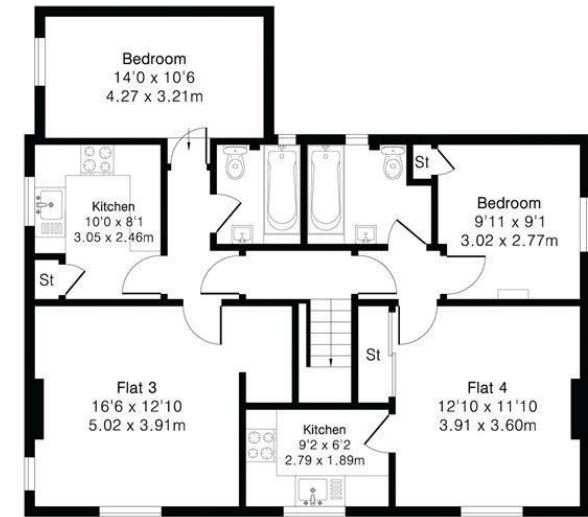
## Approximate Gross Internal Area 2053 sq ft - 191 sq m

Ground Floor Area 1130 sq ft – 105 sq m

First Floor Area 923 sq ft – 86 sq m



Ground Floor



First Floor

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	EU Directive 2002/91/EC		

Guide Price £700,000

Tenure - Freehold

Council Tax Band -

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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