



Rosemary Road, Waterbeach, CB25 9NB

CHEFFINS

Rosemary Road

Waterbeach,
CB25 9NB

A three bedroom detached property in need of sympathetic modernisation throughout extending to approximately 1364sqft and arranged over two floors. The property and plot measuring approximately 0.25 of an acre offers significant potential for further development for extension of the main house or additional dwellings subject to the necessary planning consents. Rosemary Road is located close to the local amenities that Waterbeach has to offer as well as transport links and Waterbeach station.

3 1 2

Guide Price £650,000





LOCATION

Situated in the well-served village of Waterbeach, Rosemary Road enjoys a convenient location approximately six miles north of Cambridge, making it ideal for commuters and families alike. The village offers a good range of everyday amenities including shops, cafés, a pharmacy, primary school and community facilities, while Waterbeach railway station provides regular services to Cambridge, Ely and London King's Cross. Excellent road links via the A10 offer easy access to Cambridge, the A14 and M11, connecting to the wider region.

TIMBER FRONT DOOR

leading into:

ENTRANCE HALLWAY

carpeted, downlight, understairs storage cupboard containing fuse boxes and electricity meters, stairs leading to first floor, access into various rooms.

LIVING ROOM

carpeted, dual aspect window overlooking front garden, french doors out onto rear garden and windows to the rear, electric storage heater, downlight, feature fireplace, picture hanging rail.

SITTING ROOM

carpeted, bay window overlooking front garden, downlight, electric storage heater, feature fireplace, wall lights, picture hanging rail.

KITCHEN

with a range of floor and wall units with laminate worktop, window overlooking side of the property, tile effect laminate flooring, electric storage heater, part tiled walls, space for oven, Hotpoint extractor fan, space and plumbing for dishwasher, stainless steel sink and drainer with mixer tap, breakfast bar with floor units and drawers and laminate worktop, dual aspect window overlooking the rear garden. Pantry, window overlooking rear of the property, shelving, tiled floor and wall light. Door out into:

UTILITY ROOM

with butler sink and tap, window overlooking the rear garden, wall light, coat hanging hooks and door into:

DOWNSTAIRS W C

with low level w.c., wash hand basin, window overlooking side of the property, downlight, upvc double glazed door leading out to the rear garden, upvc double glazed windows overlooking the rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, window overlooking rear garden, access into loft space, downlight, access into various rooms.

BEDROOM 1

carpeted, window overlooking front of the property, storage heater, downlight.

BEDROOM 2

carpeted, bay window overlooking front of the property, built-in wardrobe with shelving, airing cupboard, overhead storage cupboards, downlight.

BEDROOM 3

with laminate wood effect flooring, window overlooking rear of the property, downlight, feature fireplace.

BATHROOM

with laminate flooring, three piece suite comprising walk-in shower, wash hand basin, low level w.c., frosted window overlooking front of the property, downlight, electric heater.

OUTSIDE

The property is approached via pathway leading to off-road parking area and garage beyond, pathway through an iron gate leading to front door. The front garden is predominantly laid to lawn with borders

containing a variety of shrubs and bushes and partially enclosed by a wall and hedging. Pathway continues down to a gate leading into the rear garden.

Rear garden is predominantly laid to lawn with borders containing a variety of trees, hedges and shrubs. Terrace area perfect for outside seating and al fresco dining, personal door into the GARAGE, large timber framed storage shed, greenhouse. The rear garden is enclosed via timber fencing, rear garden continues to concrete paved area leading to the old dairy building and shop which is brick built, concrete floor, downlight and further storage room with laminate flooring, downlights. Three phase electricity, water and plumbing, windows looking out to the front.

AGENTS NOTE

The potential building plot to the rear has the right of vehicle access from Burgess Road to the plot at the rear, together with a right to connect to services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(15-48) D		
(19-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
	34	
England & Wales		
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - E

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.

Approximate Gross Internal Area 1364 sq ft - 127 sq m

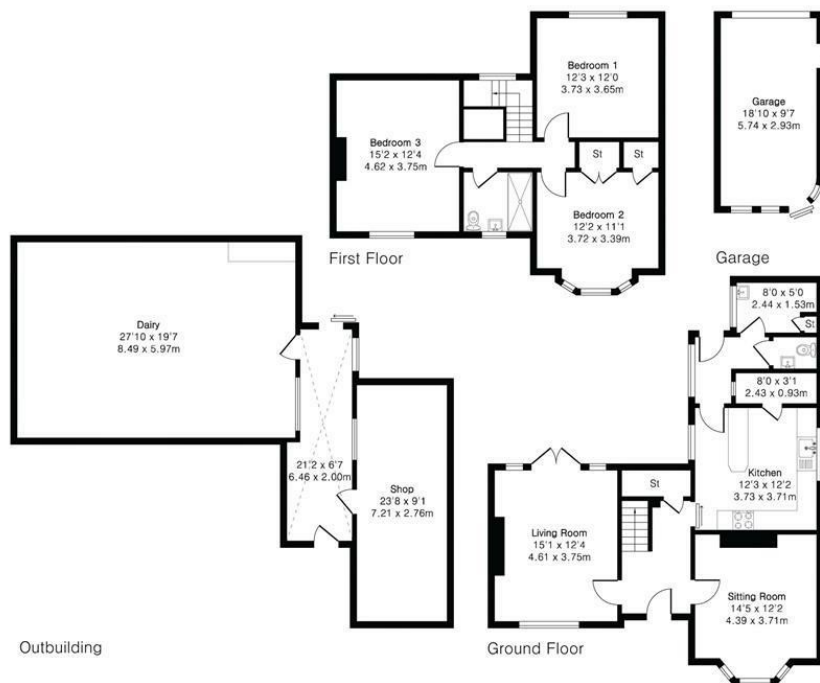
(Excluding Garage & Outbuilding)

Ground Floor Area 743 sq ft - 69 sq m

First Floor Area 621 sq ft - 58 sq m

Garage Area 179 sq ft - 17 sq m

Outbuilding Area 896 sq ft - 83 sq m



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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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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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