



Kirby Road, Waterbeach, CB25 9LX

CHEFFINS

Kirby Road

Waterbeach,
CB25 9LX

A delightfully presented three bedroom semi-detached property extending to approximately 954sqft and arranged over two floors. The property further benefits from a generous rear garden as well as allocated parking and is located in the ever popular village of Waterbeach offering a wealth of local amenities including mainline train station and easy access to Cambridge and A14/A10. Opportunity to extend (STP).

3 1 2

Guide Price £395,000





FRONT DOOR

leading into:

ENTRANCE HALL

carpeted, downlighter, radiator, understairs storage cupboard, stairs leading to first floor, access into:

DOWNSTAIRS W C

with tile effect laminate flooring, low level w.c., wash hand basin, upvc double glazed frosted window overlooking front of the property, downlighter, radiator.

SITTING ROOM

carpeted, radiator, downlighters, double glazed upvc doors leading out to rear garden.

KITCHEN/DINING ROOM

Kitchen with a range of floor and wall units, laminate quartz effect worktop, upvc double glazed window overlooking front of the property, boiler, integrated Zanussi oven, 4 ring gas hob with extractor fan, integrated dishwasher, space and plumbing for washing machine, stainless steel one and a half sink and drainer, space for fridge/freezer, wood effect laminate flooring. DINING AREA continuation of wood effect laminate flooring, radiator, upvc double glazed window overlooking the rear garden, downlighters.

ON THE FIRST FLOOR

LANDING

carpeted, airing cupboard, access into loft.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking rear garden, radiator, downlighter.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, downlighter.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, radiator, downlighter, built-in storage cupboard.

BATHROOM

three piece suite comprising bath with shower over, low level w.c., wash hand basin, laminate tile effect flooring, dual aspect upvc double glazed frosted windows overlooking front and side of the property, part tiled walls, extractor fan, heated towel rail, downlighter.

OUTSIDE

The property is approached via a pathway leading to upvc double glazed front door with front garden which is predominantly laid to lawn with borders containing a variety of shrubs and hedging.

Rear garden with side passage out to the front of the property. Brick built storage shed, upvc double glazed window into garden and power, Rear garden is south facing and is fully enclosed via timber fencing, terrace area perfect for al fresco dining. The rear garden is predominantly laid to lawn with borders containing a variety of trees, hedges and shrubs.

PARKING

Two allocated parking spaces.

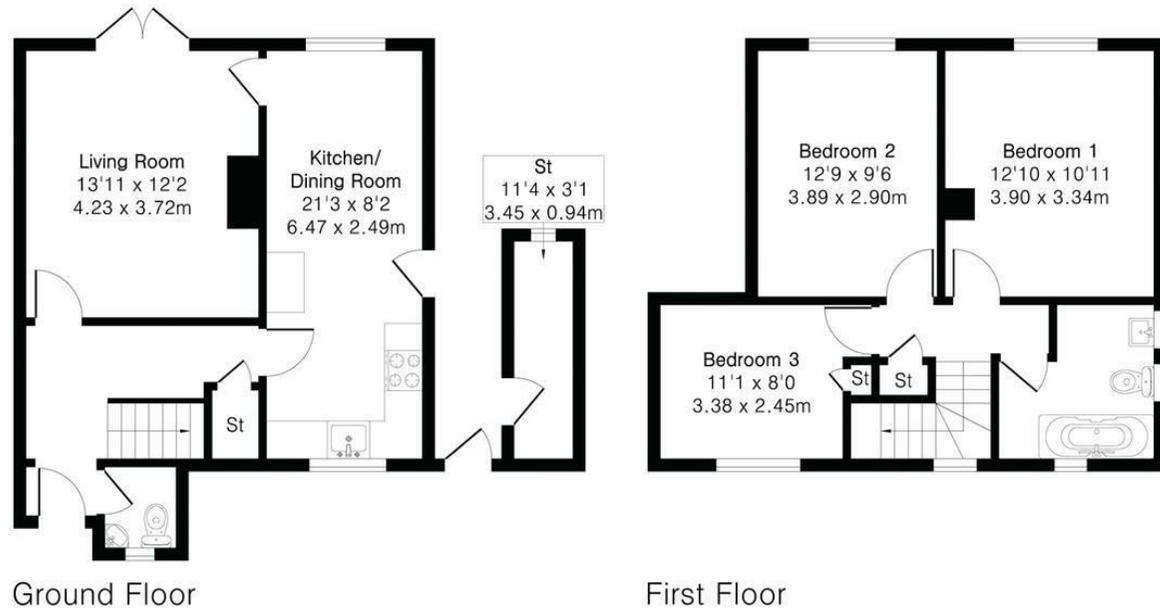


**Approximate Gross Internal Area 954 sq ft - 89 sq m
(Excluding Outbuilding)**

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 483 sq ft – 45 sq m

Outbuilding Area 35 sq ft – 3 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

Guide Price £395,000

Tenure - Freehold

Council Tax Band - B

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

