



**38 STATION ROAD**  
Waterbeach

**Carter Jonas**

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## **38 STATION ROAD, WATERBEACH, CAMBRIDGE, CB25 9HT**

- Cambridge - approx. 4.9 miles
- Science Park - approx. 4 miles
- Walking Distance of Railway Station

Popular village location • Close to Cambridge • Walking distance of Railway Station • Versatile accommodation • Scope to improve & re-configure • Large gardens & ample parking • EPC rating G

### **DESCRIPTION**

An established double fronted house in need of updating and improvement with a large modern extension providing extensive ground floor space.

The ground floor accommodation comprises; entrance lobby, two front reception rooms, rear lobby, WC, original kitchen, walk-in airing cupboard, opening to second kitchen area, rear hall, bathroom, living room and bedroom.

First floor original house, landing and three bedrooms.

### **OUTSIDE**

Shallow walled front garden setting the property back from the road, driveway opening to side providing access to ample parking area, garden with lawn, range of storage sheds, flower beds, borders and hedging.

**DETACHED DOUBLE FRONTED VILLAGE HOME WITH A LARGE MODERN EXTENSION PROVIDING ADDITIONAL LIVING AREA, WITHIN A MOMENT'S WALK OF WATERBEACH RAILWAY STATION, HAVING AMPLE PARKING AND GARDENS.**



## LOCATION

The well serviced and charming village of Waterbeach offers a range of local amenities including local shops, pubs and a primary school all just a short stroll away. Waterbeach is renowned for its good community spirit and hosts a much-loved annual summer event. The Waterbeach Feast, with its parade, stalls, shows and entertainment.

## AGENTS NOTE

It is our client's intention to sell the property with an overage agreement in place regarding any future planning gain on the site of 40%.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Electricity & water

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	16	
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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