



38 STATION ROAD
Waterbeach

Carter Jonas

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

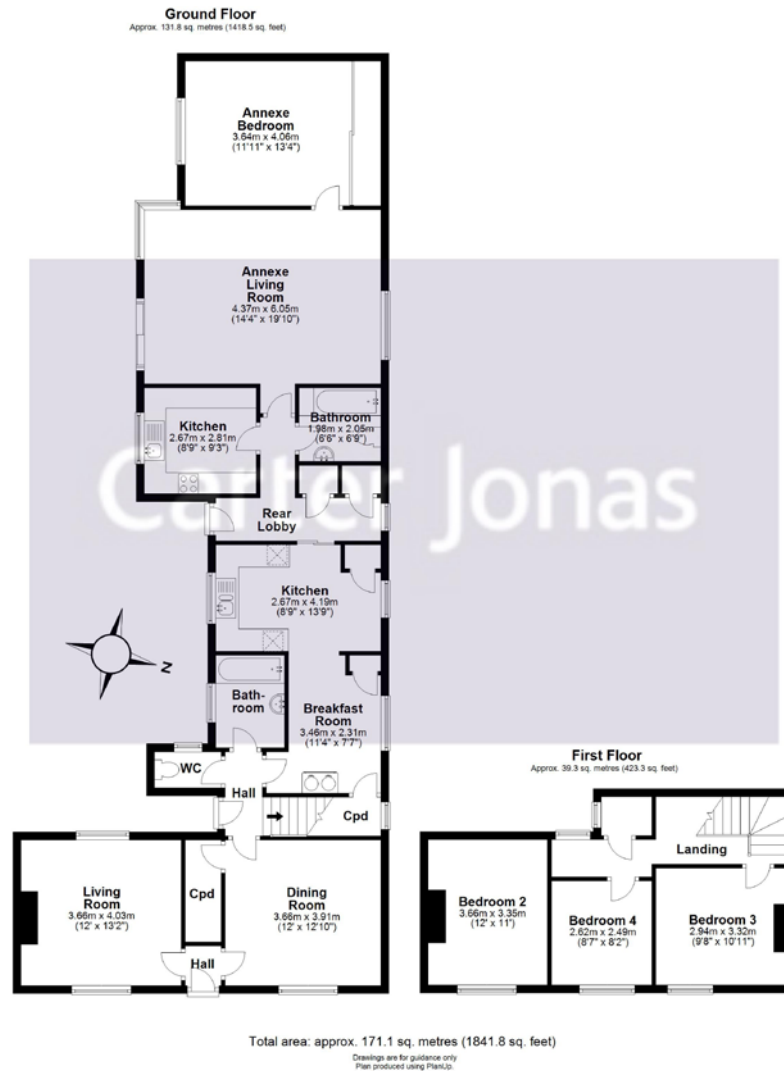
Tenure: Freehold

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.