

ENTRANCE HALLWAY Double glazed glass panelled external door, radiator, stairs rising to first floor, door to living room.

LIVING ROOM 12' 10" x 11' 10" (3.93m x 3.62m) Three double glazed windows to front aspect, radiator, wall mounted gas fireplace, coving, opening into the dining room.

DINING ROOM 10' 9" x 8' 9" (3.29m x 2.67m) Coving, radiator, door to bathroom, opening to kitchen.

BATHROOM Obscured double glazed window to side aspect, three piece suite comprising low level w.c, wash basin with vanity cupboard under, corner shower cubicle, chrome heated towel rail, under stairs storage cupboard, fully tiled walls and floor.

KITCHEN 18' 7" x 9' 9" (5.68m x 2.98m) Double glazed window to rear aspect, double glazed French doors to rear garden, range of matching base and wall mounted units with wood effect worksurfaces over, inset stainless steel one and half bowl sink unit with drainer, integrated Neff double oven, integrated Neff freezer, integrated Neff dishwasher, island with four ring electric hob and extractor hood over, integrated microwave, radiator.

UTILITY ROOM Double glazed window to rear aspect, door to carport, range of wall units, space and plumbing for washing machine, space for tumble dryer, space for fridge.

FIRST FLOOR LANDING Double glazed window to side aspect, access into loft space, doors to bedrooms.

BEDROOM ONE 12' 0" x 9' 5" (3.67m x 2.89m) Three double glazed windows to front aspect, range of built in wardrobes and overhead storage, built in over stairs cupboard, radiator.

BEDROOM TWO 11' 4" x 8' 1" (3.47m x 2.48m) Double glazed window to rear aspect, radiator.

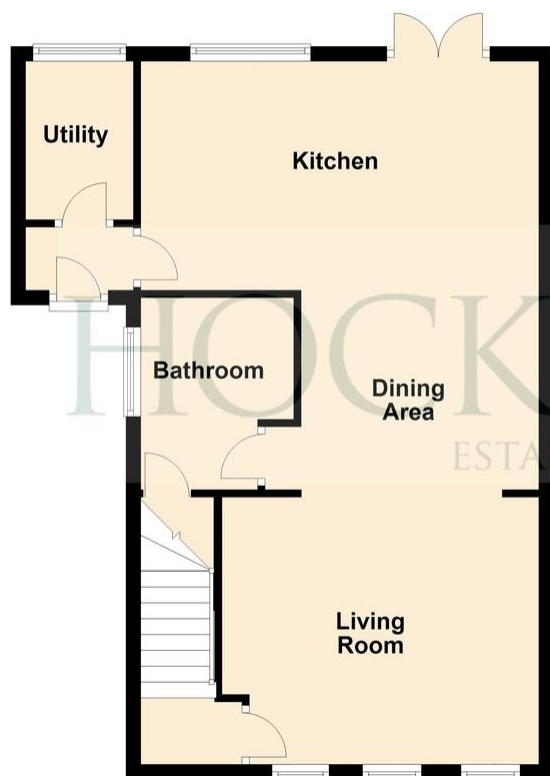
BEDROOM THREE 8' 8" max x 7' 11" max (2.66m x 2.43m) Double glazed window to rear aspect, built in wardrobe, radiator.



OUTSIDE To the front of the property there is a shingle driveway leading to a carport. The rear garden has a small patio area with large decked area, shed with power and light connected, two further shed and greenhouse.



Ground Floor



First Floor



IMPORTANT: Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Cambridge) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





22 Bannold Road, Waterbeach,
Cambridge, CB25 9LQ

£350,000 Freehold

An extended three bedroom family home that offers plenty of external space and is situated within the popular village of Waterbeach, one mile away from the train station that provides easy access into Cambridge City Centre. With an impressive open plan kitchen/diner making it perfect for homeowners looking to entertain whilst cooking.



HOCKEYS
ESTABLISHED 1885

