

**ENTRANCE PORCH** Double glazed external door, double glazed window to side aspect, coving, glass panelled door to living room.

**LIVING ROOM** 14' 7" x 12' 5" (4.46m x 3.79m) Double glazed window to rear aspect overlooking the garden, coving, radiator, stairs to first floor, glass panelled door to kitchen.

**KITCHEN** Double glazed window to front aspect, range of matching base and wall mounted units, inset stainless steel sink unit with drainer, built in oven with four ring gas hob, space and plumbing for washing machine, space for fridge/freezer, built in cupboard housing gas boiler, hard wood flooring, opening into dining area.

**DINING AREA** Double glazed window to rear aspect overlooking the garden, double glazed door to rear garden, coving, radiator, hard wood flooring.

**FIRST FLOOR LANDING** Double glazed window to front aspect, doors to bedrooms and bathroom.

**BEDROOM ONE** 12' 6" x 8' 5" (3.83m x 2.59m) Double glazed window to rear aspect overlooking the garden, radiator.

**BEDROOM TWO** 10' 8" x 8' 5" (3.27m x 2.59m) Double glazed window to rear aspect overlooking the garden, radiator.

**BEDROOM THREE** 9' 5" max reducing to 6'9" x 5' 10" (2.89m x 1.80m) Double glazed window to front aspect, radiator, built in cupboard.

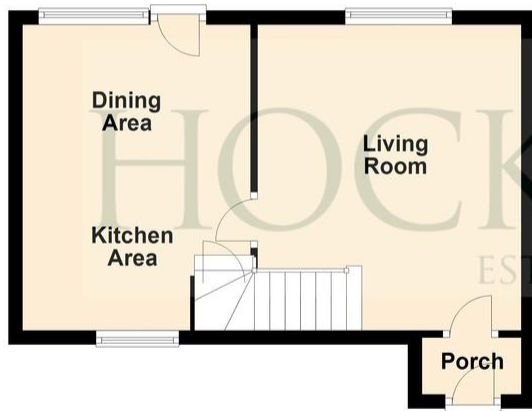
**BATHROOM** Obscured double glazed window to front aspect, three piece suite comprising wood panel enclosed bath with shower over, low level w.c, pedestal wash hand basin, radiator, door to airing cupboard.

**OUTSIDE** There is a driveway to the front of the property leading to a single garage. The rear garden is laid mainly to lawn with mature plant and shrub borders, patio area and fully enclosed.





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 (Willingham) 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](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885





55 Providence Way, Waterbeach,  
Cambridge, CB25 9QH

£340,000 Freehold

A three-bedroom semi-detached home, situated at the end of a cul de sac in the sought after village of Waterbeach which has excellent commuting links into Cambridge City Centre and then on to London. With a naturally light kitchen diner that leads into the enclosed rear garden and three bedrooms upstairs, it is an ideal starter home for any buyer.



**HOCKEYS**  
ESTABLISHED 1885

