

**ENTRANCE PORCH** Single glazed external door, single glazed windows to front and side aspect, single glazed door to entrance hallway.

**ENTRANCE HALLWAY** Radiator, under stairs storage cupboard, stairs rising to first floor, doors to living room and dining room.

**DINING ROOM** 11' 5" x 9' 5" (3.48m x 2.89m) Double glazed windows to front and side aspect, radiator, open fireplace, glass panel sliding door to kitchen.

**KITCHEN** 9' 4" x 8' 6" (2.87m x 2.61m) Double glazed window to rear aspect, range of matching base and wall mounted units, inset stainless steel sink unit with drainer, tiled splash backs, space and plumbing for washing machine, space for fridge/freezer, electric cooker with four ring electric hob, radiator, doors to living room and downstairs bathroom.

**LIVING ROOM** 13' 3" x 12' 0" (4.04m x 3.66m) Double glazed window to rear aspect, radiator, coving, covered fireplace, recess space either side of chimney.

**INNER HALLWAY** Build into cupboard housing gas boiler, door to lean to.

**BATHROOM** Double glazed window to front aspect, three piece suite comprising panel enclosed bath with shower attachment, wall mounted wash basin, low level w.c, radiator.

**LEAN TO** Wooden construction with windows to side and rear aspect.

**FIRST FLOOR LANDING** Airing cupboard, doors to bedrooms.

**BEDROOM ONE** 13' 8" x 12' 0" (4.17m x 3.67m) Double glazed window to rear aspect, radiator, sliding door to en-suite.

**EN-SUITE** Obscured double glazed window to rear aspect, two piece suite comprising low level w.c, wall mounted wash basin with tiled splash back, chrome towel rail, built in cupboard with eaves storage.

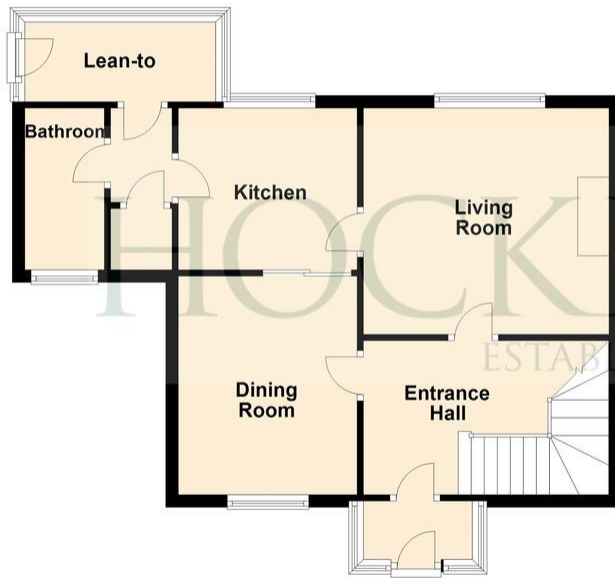


BEDROOM TWO 12' 2" x 9' 1" (3.72m x 2.77m) Double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM THREE 10' 11" x 7' 11" (3.35m x 2.42m)  
Double glazed window to front aspect, over stairs storage cupboard, radiator.

OUTSIDE The front garden is laid to lawn with a concrete driveway providing off road parking for numerous vehicles and leads to a single garage and side access into the rear garden. The rear garden is laid to lawn with plant and shrub borders, shed, rear access and backs onto the recreational ground.

Ground Floor



First Floor



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**HOCKEYS**  
ESTABLISHED 1885





35 Cambridge Road, Waterbeach,  
Cambridge, CB25 9NJ

£360,000 Freehold

A three-bedroom home in need of modernisation throughout that has bags of potential to be extended subject to planning with a sizable footprint both internally and externally. The property comprises of three double bedrooms with two reception rooms and is situated within the popular village of Waterbeach set back off of Cambridge Road, providing easy access into Cambridge via the Station in Waterbeach.



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