



Kirby Road, Cambridge CB25 9LX
£325,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A three-bedroom, mid-terrace, situated just over one mile from Waterbeach Station, providing easy access into London and Cambridge City Centre. If you are looking for a well-proportioned starter home within a popular development of homes, then this property on Kirby Road will tick all the boxes.

INTERIOR

The entrance hall provides access to the downstairs cloakroom, a double aspect living room that exudes natural light throughout the ground floor, as well as offering access to the rear garden. The ground floor has a nice flow to it, with doors leading into the kitchen breakfast room and stairs to the first floor. This home provides three well-proportioned bedrooms with built-in wardrobes in bedroom's one and two. The family bathroom is situated just off of the landing and is a three-piece suite comprising a panelled bath, pedestal basin and a low-level WC.

EXTERIOR

The front garden is laid to lawn with a door leading to the hall. To the rear of the property is an allocated space for one car as well as on-street parking and access to the rear garden. The south facing rear garden is lawned and paved with raised sleeper beds and shrub borders and enclosed by fencing. Pedestrian access to the rear parking area and a large shared lawn.



KEY FEATURES

- Three Double Bedrooms
- Popular Development
- 1.1 Miles to Waterbeach Station
- Sizable Rear Garden
- Double Aspect Living Room/Diner
- Village Location
- One Allocated Parking Space
- Ready to Move in





LOCATION

Waterbeach is a fantastic village for commuters with its railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access onto the A10 and A14.

Waterbeach has been around since the 12th century and has still kept much of its heritage including Denny Abbey, a former Benedictine monastery which is now used as a farmland museum

To the east of the village runs the river Cam which is used by the Cambridge Motor Boat Club and the Cam Sailing Club. The recreation ground is well-equipped with two football pitches, a cricket pitch, tennis court and is used by the Waterbeach Colts FC, a charter standard youth club.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village.



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 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 B

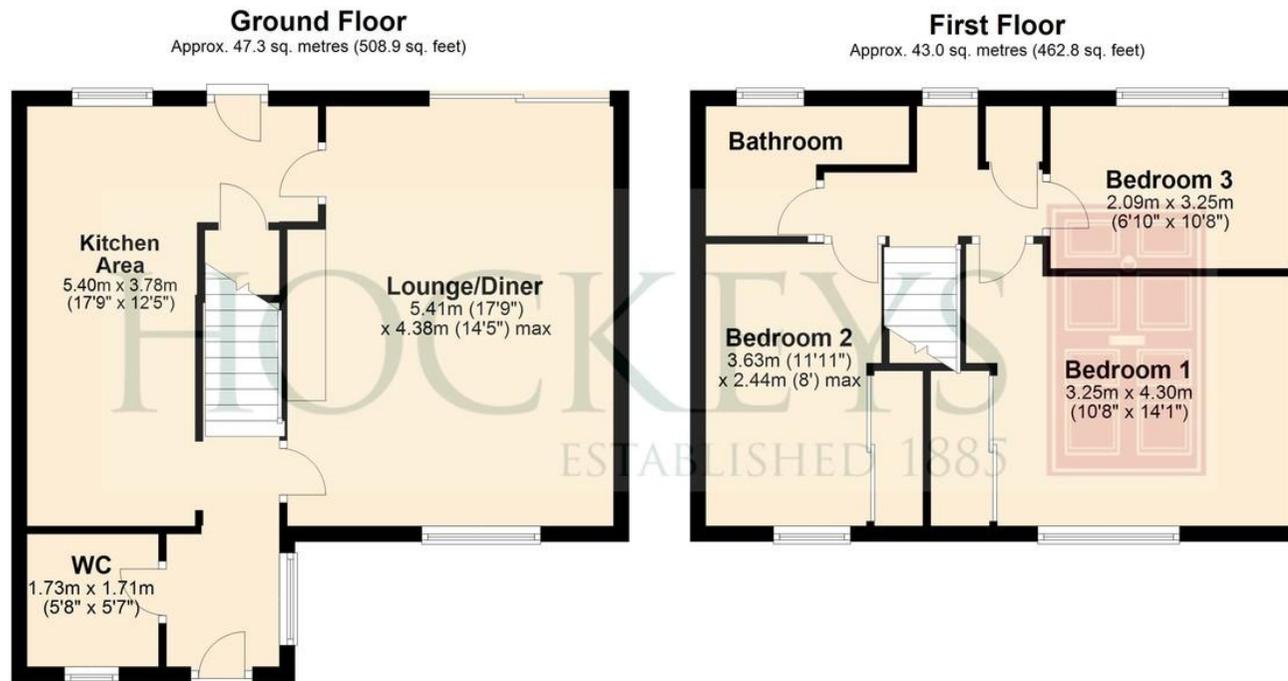
Services
 Mains gas, electricity and water

Transport Links
 Bus, train station, Park&Ride

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Total area: approx. 90.3 sq. metres (971.7 sq. feet)
16 Kirby Road, Waterbeach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.