



Bannold Road, Waterbeach
CB25 9LQ

Pocock + Shaw

46 Bannold Road
Waterbeach
Cambridge
Cambridgeshire
CB25 9LQ

A very spacious three bedroom home, extended in recent years to greatly enhance the living accommodation. Set on a large south facing mature plot with 25' long garage and ample parking.

- Porch and reception hall
- Cloaks WC
- L shaped lounge diner
- Utility area
- Kitchen dining room
- Three bedrooms
- First floor bathroom
- 25' garage
- South facing rear garden

Offers in region of £415,000



A traditionally constructed three bedroom home, set on a lovely mature south facing plot in this popular village, north of Cambridge. With numerous shops and amenities close by, including the mainline railway station just a 20 minute walk away.

The property has been extended in recent years on the ground floor, and there is plenty of scope for further development subject to planning consent.

Canopy porch Entrance door to porch, glazed door to:

Reception hall Window to the side, stairs rising to the first floor.

Cloakroom Wall mounted wash basin, close coupled WC, part ceramic tiled splashback, window to the side.

Sitting room 22'4" x 11'6" (6.81 m x 3.51 m) Window to the front, two radiators, tiled fireplace and hearth, coved cornice. Double doors to Kitchen diner.

Kitchen dining room 17'9" x 8'11" (5.41 m x 2.72 m) Fitted range of units with work surface, inset double drainer stainless steel sink unit with base units. Space and plumbing for washing machine, double French doors to the rear garden, opening to:

Utility area 10'7" x 8'4" (3.23 m x 2.54 m) Fitted work surface with drawer line base units, freestanding heating boiler, built in under stairs storage cupboard, glazed door to the side, window to the side.

Landing Window to the side, double airing cupboard.

Bedroom one 12'2" x 10'7" (3.71 m x 3.23 m) Window to the front, radiator.

Bedroom two 10'6" x 9'11" (3.20 m x 3.02 m) Window to the rear, radiator

Bedroom three 8'10" x 7'10" (2.69 m x 2.39 m) Window to the rear, radiator, single fitted over stairs cupboard.

Bathroom White suite with pedestal wash basin, close coupled WC and bath, window to the rear.

Outside

Front garden A large front garden area, set mostly to lawn, with flower and shrub borders, gated pedestrian access to the rear garden, block paved driveway leading to

Garage 25'2" x 9'0" (7.67 m x 2.74 m) Single up and over door, power and light, courtesy door to the side.

Rear garden A mature garden, mostly to lawn, south facing, outside cold water tap, flower and shrub borders.

Services All mains services are connected

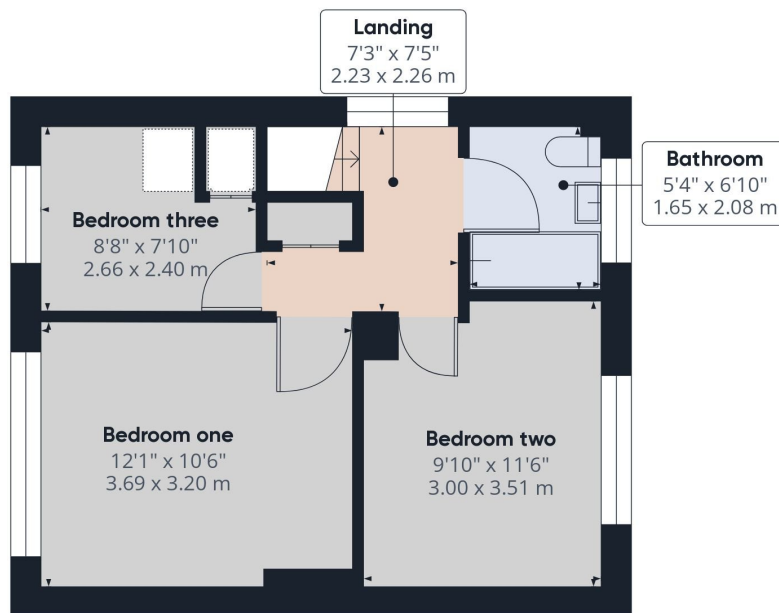
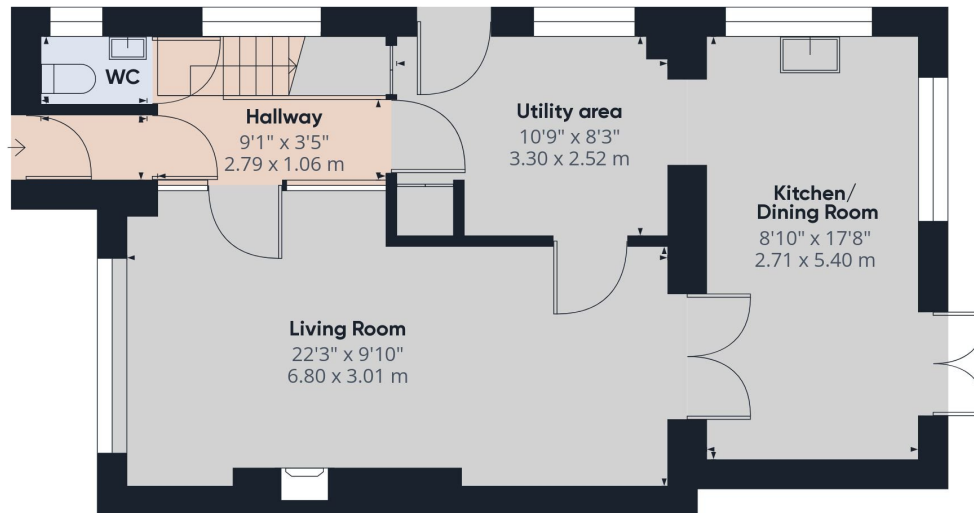
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

961.5 ft²

89.33 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested