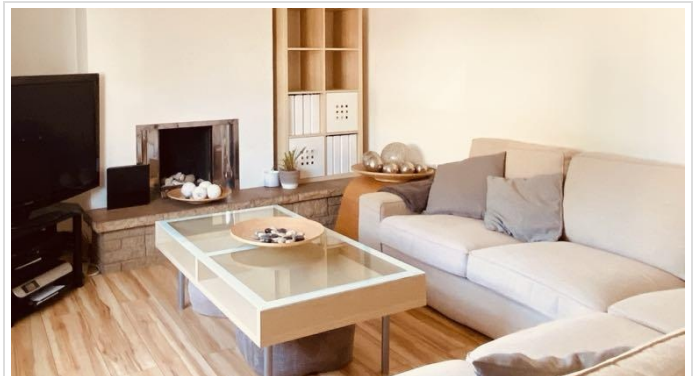


4 Bed Semi-Detached In Burgess Road , Waterbeach, Cambridge, CB25 9ND
£450,000





SHORT DESCRIPTION

Property Ref: 15476 4 bed semi-detached house in Burgess Road, Waterbeach. A few mins walk to Waterbeach train station (and then 3 mins to Cambridge North, 6 mins to Cambridge, 9 mins to Ely and an hour to London Kings Cross). Also only a couple of minutes walk to the village centre. Good transport links to A10, A14, M11 and very convenient for Science, Business and Research Parks. Great for upsizing or downsizing! The house has ample unrestricted free on road parking. Situated in a remarkably quiet, safe and very friendly neighbourhood, in a village with great amenities, just a stone's throw away! We have the best of both worlds here. Six minutes to Cambridge and all it has to offer, yet only a very short walk to open country side and the River Cam. Whilst I may not have marketed this in the 'traditional' way, I can answer any questions you may have and will be more than happy to conduct a viewing for you. Each of the four bedrooms are doubles, so it's ideal as anything from a pied-à-terre, to a home for a growing family, or even a great place to retire. The external insulation keeps it toasty warm in winter and pleasantly cool in summer. And it doesn't cost much to run either! It's been my home for nearly 25 years and I'm very sad to be selling! Looking for sensible offers near to the asking price. If you're a first time buyer, I'm happy to give you back the price of the stamp duty, after completion. Property Type: Semi-detached Full selling price: £450000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: E Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

4

Bed Room(s)

1

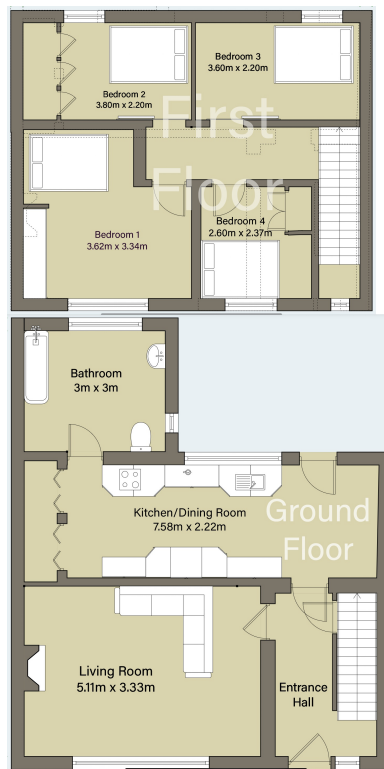
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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