

- Leading **Independent** Agents
- **20 Years** Experience in Cambridge
- Professional and Personal Service from the perspective that matters.....Yours!



25 Greenside

Waterbeach, Cambridge, CB25 9HW

£1,095 PCM

One bedroom, three floor accommodation. Located in the centre of Waterbeach, with one off-road parking space.

Offered as unfurnished but furniture can be loaned if required.

Ground Floor - Entrance lobby with space for secure bike storage. Stairs leading to the first floor.

First Floor - Sitting room overlooking the village green. Kitchen and shower room at the rear.

Second Floor - Spacious attic bedroom with storage and a feature chimney breast with shelves.

New gas boiler. All utilities are separately metered.

With access to a shared amenity space behind the parking yard.

The village is well placed for access to the A10, A14 and M11 and well situated for access to Cambridge Science Park. Waterbeach has a range of local amenities with further facilities in nearby Cambridge or Ely. Village facilities include a range of shops, public houses, cafés, churches and gym. There are two cycle routes into Cambridge, one of which is a scenic route along the river. This property is within walking distance to the train station with links to Kings Cross and Kings Lynn.

Viewing

Please contact our Admiral Estates Office on 01223 891227 if you wish to arrange a viewing appointment for this property or require further information.



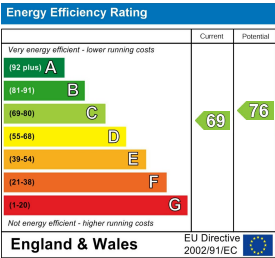
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.