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- 20 Years Experience in Cambridge
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## 53 Kirby Road

Waterbeach, Cambridge, CB25 9LX

£1,450 PCM

Fully updated and newly redecorated 3 bed semi-detached home. Large living room, kitchen / dining room, downstairs cloak room, 2 double bedrooms, single bedroom and family bathroom.

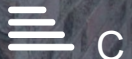
Downstairs: Cloakroom. Large sitting room, overlooking private rear garden. Open-plan kitchen/dining room with integrated appliances including washer/dryer, dishwasher, oven and gas hob. Extra dryer.

Upstairs: Large double bedroom with built in wardrobe, plus standard double bedroom and single bedroom. Modern, family bathroom.

Outside: Front garden. Private rear garden with patio. Allocated parking for one car and additional visitors parking spaces.

### 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.



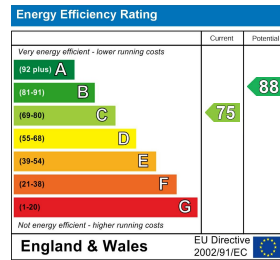
## Floor Plan



## Area Map



## Energy Efficiency Graph



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