



Thoday Street, Cambridge, CB1 3AT

CHEFFINS

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A well presented 3/4 bedroom mid terraced house located in this popular residential area off Mill Road with easy access to local amenities, train station and city centre. The accommodation comprises entrance hall, cloakroom, kitchen, open plan living room, 3 double bedrooms, study/bedroom 4 and bathroom. The property further benefits with a good sized rear garden. We regret no pets or sharers. EPC: D. Unfurnished. Available NOW.

LOCATION

Thoday Street is located off Mill Road within the popular Romsey ward of Cambridge. An excellent range of local amenities are moments away and the property is conveniently placed for access to Cambridge Railway Station and CB1 Business District (0.9 miles) and the historic city centre (1.2 miles). Distances approximate.



£1,675 PCM



**ENTRANCE HALL**

with stairs rising to first floor. The cloakroom, kitchen and living room are accessed off the entrance hall.

CLOAKROOM

with toilet and wash basin.

KITCHEN

fitted kitchen with base and wall units, work tops, sink, oven, gas hob with extractor above, space and plumbing for a washing machine, freestanding fridge freezer, window to front aspect and open to:

LIVING ROOM

with window to rear aspect and patio doors to rear garden and door to entrance hall.

STAIRS/FIRST FLOOR LANDING

with stairs rising to second floor. Bedrooms 1 & 2, study/bedroom 4 and the bathroom are accessed off the first floor landing.

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to rear aspect.

STUDY/BEDROOM 4

with window to rear aspect.

BATHROOM

fitted bathroom with shower over bath, toilet, wash basin, heated towel rail and window to front aspect.

STAIRS/SECOND FLOOR LANDING

with built in wardrobe/cupboard and door to:

BEDROOM 3

with built in cupboard and dormer windows to the front and rear aspects.

GARDEN

good size enclosed rear garden principally laid to lawn with patio and storage shed.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £386

Deposit - £1932





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

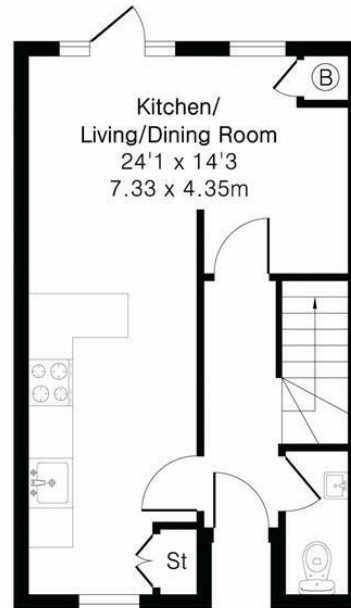
£1,675 PCM
Council Tax Band - C
Local Authority - Cambridge city

Approximate Gross Internal Area 904 sq ft - 84 sq m

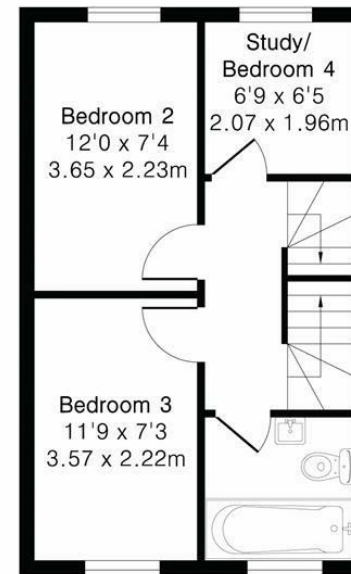
Ground Floor Area 331 sq ft - 31 sq m

First Floor Area 343 sq ft - 32 sq m

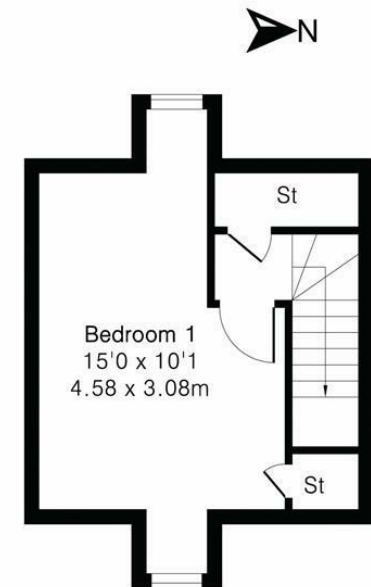
Second Floor Area 230 sq ft - 21 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

