



Thoday Street, Cambridge, CB1 3AT

**CHEFFINS**



## Thoday Street

Cambridge,  
CB1 3AT

A well presented four bedroom property extending to approximately 904sqft and arranged over three floors, with the further benefit of a generous rear garden. The property is located in the highly sought after location in Romsey Town, approximately 15 minutes walk to the city centre, very close to Cambridge Station and the vast array of amenities that the Mill Road area has to offer.

4 1 1

**Guide Price £550,000**





The property is approached via pathway leading to timber front door into:

## ENTRANCE HALL

carpeted, downlighter, access to first floor, understairs storage area, radiator, access to various rooms.

## W C

with wood effect Karndean flooring, low level w.c., wash hand basin, radiator, downlighter, extractor fan, fuse box.

## KITCHEN

with wood effect Karndean flooring, timber sash window overlooking front of the property, range of floor and wall mounted units, laminate worktop, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven and 4 ring gas hob with extractor fan, fridge/freezer, tiled walls, downlighter, radiator.

## SITTING/DINING ROOM

carpeted, radiator, downlighter, LED spotlight in Sitting Area, door out onto rear garden, sash window overlooking rear garden, cupboard housing boiler.

## ON THE FIRST FLOOR

### LANDING

carpeted, access into various rooms.

### FAMILY BATHROOM

with oak effect Karndean flooring, part tiled walls, three piece suite comprising of bath

with shower over, frosted sash window, extractor fan, downlighter, low level w.c., wash hand basin with mixer tap.

## BEDROOM 2

carpeted, radiator, downlighter, sash window overlooking front of the property.

## BEDROOM 3

carpeted, radiator, downlighter, sash window overlooking rear garden.

## BEDROOM 4/STUDY

carpeted, radiator, downlighter, sash window overlooking the rear of the property.

## STAIRS UP TO THE SECOND FLOOR

### LANDING

off the landing further built-in wardrobe with hanging rail.

### PRINCIPAL BEDROOM

carpeted, radiator, dual aspect upvc double glazed windows overlooking both the front and rear of the property, storage cupboard.

### OUTSIDE

Rear garden there is a terrace area perfect for al fresco dining, enclosed by timber weatherboard fencing, predominantly laid to lawn with pathway leading through the centre of the garden to a back gate that offers rear access. Timber storage shed.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

Guide Price £550,000

Tenure – Freehold

Council Tax Band – C

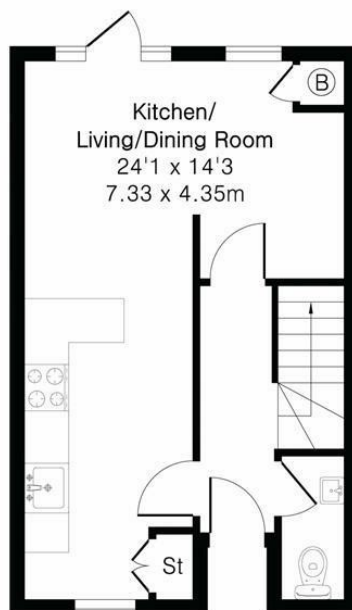
Local Authority – Cambridge

**Approximate Gross Internal Area 904 sq ft - 84 sq m**

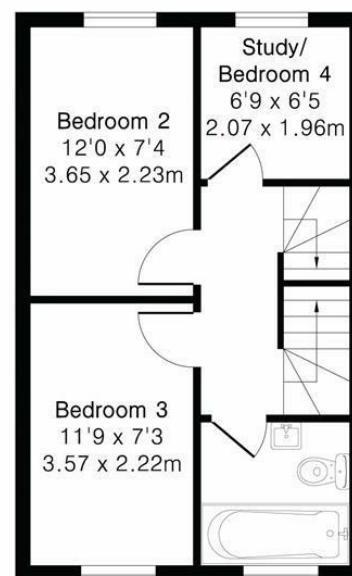
Ground Floor Area 331 sq ft – 31 sq m

First Floor Area 343 sq ft – 32 sq m

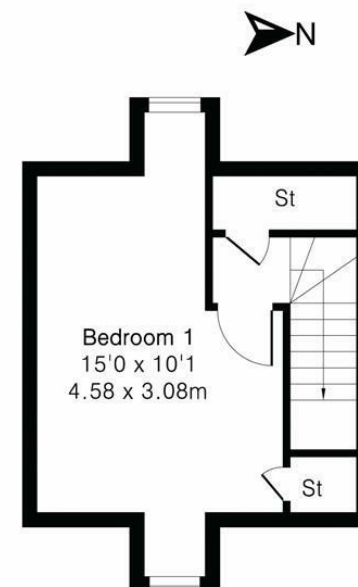
Second Floor Area 230 sq ft – 21 sq m



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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.



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