

Thoday Street, Cambridge, CB1 3AS

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Guide Price £450,000



- Charming Victorian Terraced Property
- Highly Sought-After Location
- Two Bedrooms
- Open Plan Living/Dining Room
- Modern Kitchen/Breakfast Room
- Separate Utility/Cloakroom
- Modern Family Bathroom
- Double-Glazed Sash Windows
- Private Rear Garden
- Excellent Access To Cambridge City Centre And Local Amenities

A charming Victorian terraced property situated on the highly sought-after Thoday Street, providing well-proportioned accommodation arranged over two floors. The property combines period character with modern improvements, including improved soundproofing, and benefits from a private rear garden.















LOCATION

Thoday Street is situated in the popular Romsey area of south-east Cambridge, renowned for its vibrant community and excellent range of independent shops, cafés, restaurants and everyday amenities along nearby Mill Road. The property is conveniently positioned for access to Cambridge city centre, with the historic colleges and city amenities readily accessible by bicycle or on foot. Cambridge railway station is also within easy reach, providing regular services to London King's Cross and Liverpool Street, whilst the Cambridge Biomedical Campus and Addenbrooke's Hospital are conveniently accessible via the southern side of the city. The surrounding area also offers excellent recreational facilities, including Coleridge Recreation Ground and Coldham's Common, making Thoday Street a

PANEL GLAZED ENTRANCE DOOR
with picture light above, through to:

OPEN PLAN LIVING/DINING ROOM
with double-glazed sash window to front aspect, two radiators, former fireplace with tiled hearth, second former fireplace, exposed and sealed wooden floorboards, large custom built understairs storage cupboard with push click doors, serving hatch through to kitchen, stairs rising to first floor accommodation.

KITCHEN/BREAKFAST ROOM
with a range of modern fitted wall and base units comprising integrated oven with four-ring gas Siemens hob and fitted extractor hood above, tiled floor with underfloor heating, wooden work surfaces over, space for dishwasher and full-height American-style fridge/freezer, inset stainless steel sink with mixer tap and drainer, double-glazed window to rear aspect.

UTILITY/CLOAKROOM
with white suite comprising low-level W.C., wash hand basin with tiled splashbacks, wall-mounted Ideal gas-fired boiler, wall-mounted radiator, window and door to side.

ON THE FIRST FLOOR

LANDING
a versatile and generously proportioned space with access to loft space, Velux rooflight, radiator and laminate wood flooring.

PRINCIPAL BEDROOM
with double-glazed sash window to front aspect, radiator, sealed and insulated original Victorian floorboard.

BEDROOM 2
with radiator, laminate wood flooring and floor-to-ceiling double-glazed window to rear aspect.

FAMILY BATHROOM
with modern white suite comprising P-shaped panelled bath with wall-mounted directional mains shower, low-level W.C. with concealed flush, large wash hand basin with vanity cupboards and shelving below, wall-mounted mirrored cabinet, double-glazed privacy window to rear aspect, full-height heated towel rail, underfloor heating and tiled floor.

OUTSIDE
To the rear of the property there is a private garden, principally paved with a paved patio area directly adjoining the rear of the property. The garden continues around to a further landscaped and raised beds bordering a pathway leading to the rear of the garden, mature shrubs and trees, together with a further paved patio area.



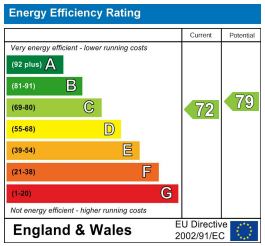










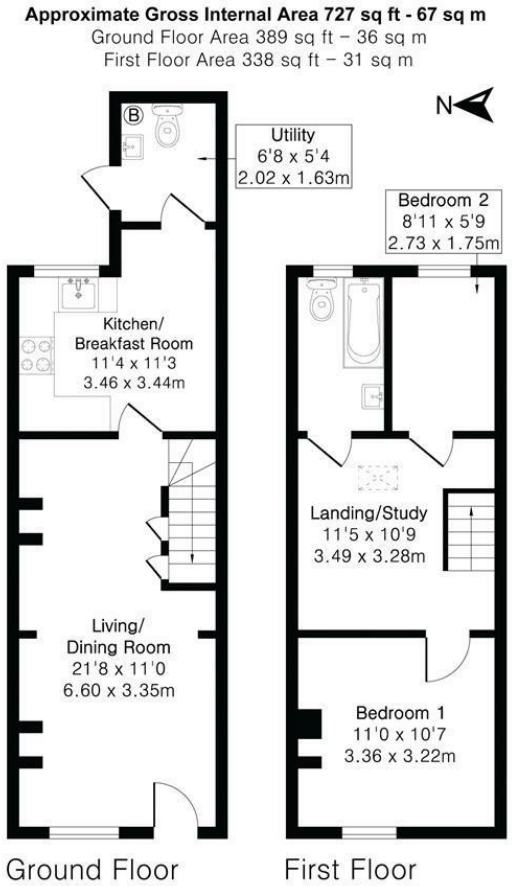


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Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



PINKPLAN

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.

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