



St. Thomas's Square, Cambridge, CB1 3TG

CHEFFINS

St. Thomas's Square

Cambridge,
CB1 3TG

- Cleverly Extended Semi-Detached Family Residence
- 4/5 Bedrooms
- Multiple Reception Rooms
- Ground Floor Shower Room
- Garden Room
- Lengthy Rear Garden
- Off Road Parking
- Chain Free

An established and significantly extended semi-detached family residence, in need of some sympathetic improvement and updating but still offering excellent scope to create a wonderful family home with well-proportioned accommodation arranged over two floors, alongside a lengthy rear garden, all while being positioned in this quiet residential development with convenient access to a wealth of local amenities, the city centre, ARM, Addenbrookes, Cambridge Station and other major commuter links.

4 2 3

Guide Price £579,000





PANELLED GLAZED ENTRANCE DOOR

fitted with privacy glass with adjacent double glazed window fitted with further privacy glass, leading into:

ENTRANCE PORCH

with wood panelling, tiled flooring, lighting, panelled glazed door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation with understairs storage cupboard, radiator, doors leading into respective rooms.

SITTING ROOM

with double panelled radiator, wall mounted lighting, double glazed window to front aspect with opening into:

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Smeg gas hob with Smeg oven below with tiled splashback, continuation of the work surface provides a small breakfast bar, wine storage, open pantry store, LED downlighters, panelled glazed door leading through into side entrance hallway and set of double panelled glazed doors leading through into:

LIVING ROOM

with double panelled radiator, inset downlighters, double glazed window overlooking garden, set of double glazed French doors leading out onto:

GAMES ROOM

fitted with power and lighting, pitched roof with windows and panelled glazed door out onto garden, panelled door leading through into side entrance hall.

SIDE ENTRANCE HALL

with tiled flooring, pitched ceiling, lighting, panelled door providing access to:

CLOAKROOM

with low level w.c. with hand flush, secondary panelled door provides access to a utility cupboard with space and plumbing for washing machine and dryer, panelled door provides access to:

GROUND FLOOR SHOWER ROOM

comprising of a two piece suite with large walk-in shower with wall mounted

shower head, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard beneath wash hand basin, heated towel rail, lighting and panelled door leading through into:

STUDY

with double glazed window to front aspect, panelled glazed door fitted with privacy glass leading out onto front aspect.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with loft access, radiator, panelled doors leading into respective rooms.

BEDROOM 1

with a set of built-in wardrobes fitted with railings, radiator, double glazed window to front aspect.

BEDROOM 2

with fitted wardrobe, radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed windows to both front and rear aspect.

BEDROOM 4

wit radiator, double glazed window to front aspect.

SHOWER ROOM

comprising of a two piece suite with large walk-in shower cubicle with wall mounted shower head and glazed shower partition, wash hand basin with hot and cold mixer tap with storage cabinets beneath, open storage cupboards which houses wall mounted gas fired boiler and a double glazed window with privacy glass out onto side aspect.

SEPARATE W C

with low level w.c. with hand flush, single glazed window out onto side aspect.

OUTSIDE

To the front is approached off St Thomas's Square via dropped kerb leading to a block paved driveway with parking for multiple vehicles.

To the rear of the property is a south facing garden with a large paved patio area led directly off the rear part of the property with an extensive L-shaped pond fitted with water feature and water filtration system and surrounding this pond is an area predominantly laid to lawn with a paved pathway to the right hand side of the garden providing access to the rear

part where there is a large timber storage shed with pitched roof, a larger area laid to gravel with a slightly elevated area again laid to gravel backing onto the rear part of the garden.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached House

Property Construction - Non-Standard Construction (Laing Easiform Concrete)

Number & Types of Room - Please refer to floor plan

Square Footage - 1602

Parking - Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas

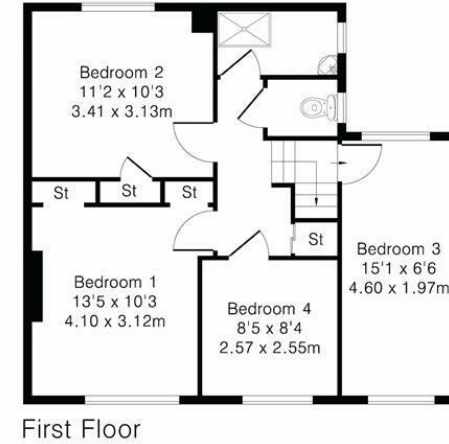
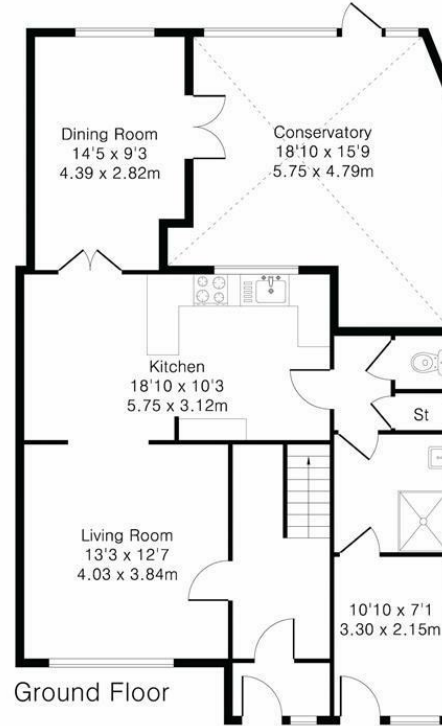
Broadband - Ultrafast available

Mobile Signal/Coverage - Good





Approximate Gross Internal Area 1602 sq ft – 149 sq m
 Ground Floor Area 1039 sq ft – 97 sq m
 First Floor Area 563 sq ft – 52 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	68

England & Wales EU Directive 2002/91/EC

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Local Authority – Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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