



Thoday Street, Cambridge, CB1 3AX

**CHEFFINS**



## Thoday Street

Cambridge,  
CB1 3AX

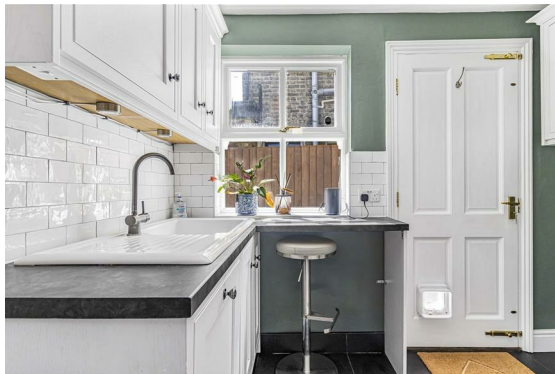
- Victorian Mid-Terrace
- Two Bedrooms
- Open Plan Living/Dining Room
- Utility Room
- First Floor Bathroom
- Garden Studio
- Chain Free

A beautifully refurbished mid-terrace Victorian home, offering stylish and well-proportioned accommodation across two floors. The property features a highly practical utility room and a versatile garden studio, all set on a much sought-after street just off the desirable Mill Road. Ideally located close to a wide range of amenities and within easy reach of Cambridge Station, this charming home is offered with no onward chain.



**Guide Price £550,000**





## LOCATION

Perfectly positioned just off the vibrant Mill Road, Thoday Street enjoys a wealth of local amenities and superb transport links. Residents are within walking distance of a diverse selection of independent cafés, restaurants, artisan bakeries, and local shops, as well as larger supermarkets and services for everyday convenience. The area also benefits from a strong sense of community, with regular markets, local events, and green spaces such as Romsey Recreation Ground close by. For commuters and city explorers alike, the property offers exceptional accessibility. Cambridge Station is just a short walk away, providing fast and frequent services to London and beyond. Cyclists and pedestrians will appreciate the easy access to the city centre, university colleges, and the scenic River Cam, while nearby bus routes and cycle paths make navigating the city effortless.



## **PANELLED ENTRANCE DOOR**

with picture light above leading through into:

## **ENTRANCE HALLWAY**

with engineered oak flooring, stairs rising to first floor accommodation, radiator, panelled door leading through into:

## **OPEN PLAN LIVING/DINING ROOM**

Living area with gas fireplace with cast iron surround, stone mantel and hearth, engineered oak flooring, radiator, sash window to front aspect, opening through into:

## **DINING ROOM**

with further engineered oak flooring, radiator, double glazed window to rear aspect, panelled door leading through into understairs storage cupboard fitted with power and lighting, further panelled door leading through into:

## **KITCHEN**

comprising a collection of both wall and base mounted storage cupboards with lighting under, and drawers with a stone effect rolltop work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, integrated Samsung 4 ring electric hob with tiled splashback, extractor hood above, Belling oven below, integrated Zanussi microwave, space for fridge/freezer, integrated and concealed dishwasher, continuation of work surface creating a

breakfast bar, tiled flooring, radiator, inset dimmable LED downlighters, double glazed window to side aspect, panelled door leading out onto garden, panelled glazed sliding door accessing:

## **CLOAKROOM/UTILITY ROOM**

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, space and plumbing for washer/dryer, continuation of tiled flooring from the kitchen, wall mounted storage cupboards, electric radiator, inset LED downlighters, window to rear aspect.

## **ON THE FIRST FLOOR**

### **LANDING**

with exposed timber flooring, loft access, overstairs storage cupboard, panelled doors leading into respective rooms.

### **BATHROOM**

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, heated mirror, tiled surround, tiled flooring with electric underfloor heating, built-in storage cupboards underneath wash hand basin, radiator, inset dimmable LED downlighters, wall mounted extractor fan, sash window out onto rear aspect.

## **BEDROOM 1**

with exposed original timber flooring, full height radiator, feature cast iron fireplace with detailed surround and mantel, stone hearth, sash window to front aspect.

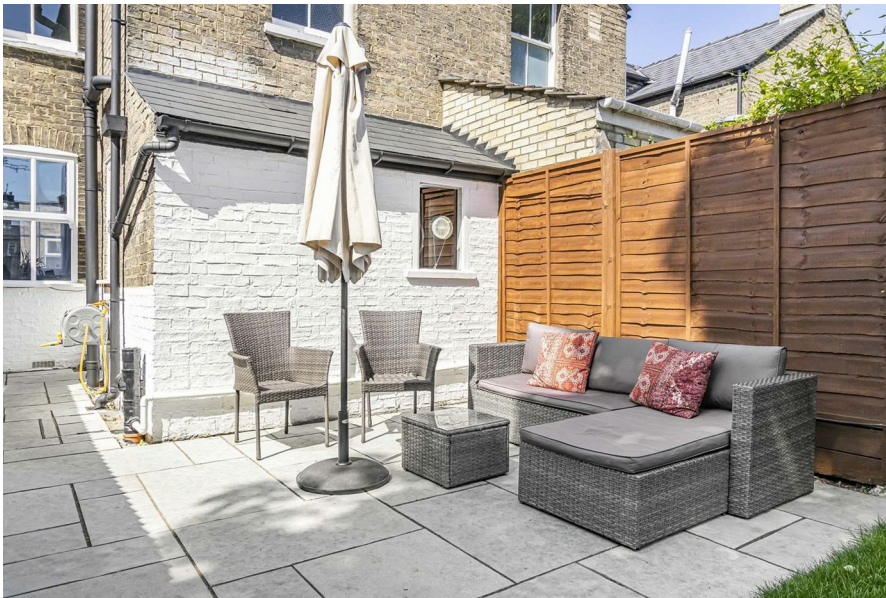
## **BEDROOM 2**

with exposed timber flooring, radiator, sash window overlooking garden.

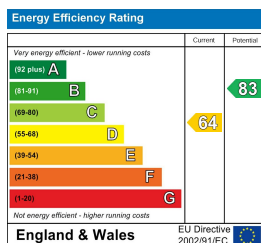
## **OUTSIDE**

To the rear of the property is principally laid to lawn with a large paved patio area led directly off the rear part of the property leading from the side return all the way up to extending to create a patio area providing a wonderful space to both relax and entertain and for garden furniture. The lawned area is bordered by some well stocked bedding and adjacent to this is the continuation of the paved patio via a pathway leading to a secondary patio area in front of the garden studio fitted with power and lighting and exposed timber flooring, windows to front and side aspect. Adjacent to this to the very rear is a side access gate which provides access out onto the rear access alleyway ideal for everyday movement of bikes and bins.









Guide Price £550,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge

**Approximate Gross Internal Area 828 sq ft - 77 sq m**

Ground Floor Area 430 sq ft - 40 sq m

First Floor Area 398 sq ft - 37 sq m

Outbuilding Area 72 sq ft - 7 sq m



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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**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.

