



Bush & Co.





## 174 Thoday Street, Cambridge, CB1 3AX

£380,000 Freehold



Energy Rating Band G



174 Thoday Street, is a 2-bedroom semi-detached family home with first floor bathroom, that requires full modernisation, there is a huge amount of scope to extend property subject to the necessary consents. The accommodation is arranged over 2 floors measuring over 790 SQFT and is being sold with no onward chain.

In brief the accommodation consists; entrance hallway with stairs rising to the first floor.

The living room is light and airy with bay window to the front aspect, this leads through to the dining room which has a walk-in pantry and dual aspect windows to the side and rear of the property.

Located at the rear of the home is the kitchen which has matching cabinets and drawers' space and plumbing for various appliances, part glazed door leads to the rear garden.

The first-floor accommodation consists; 2 double bedrooms, the principal is located at the front of the property with 2 large windows, bedroom 2 has views over the rear garden.

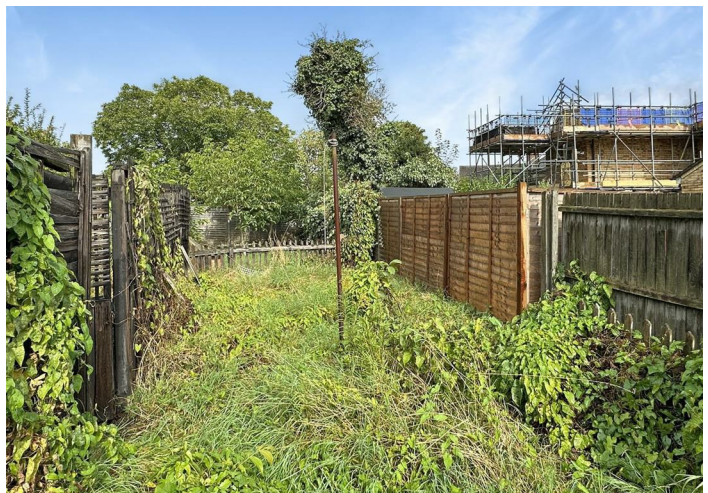
The bathroom has a bath with shower over, WC and hand wash basin.



Outside; The property is set back from the road, there is off street parking on driveway, small front garden enclosed by picket fence. The large rear garden is predominantly laid to lawn, there is a brick-built storage shed and a secure wooden gate gives access to the front of the property.

Thoday Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Parking is available on street without the need for a permit.







## Exceptional service in Cambridge and the surrounding villages

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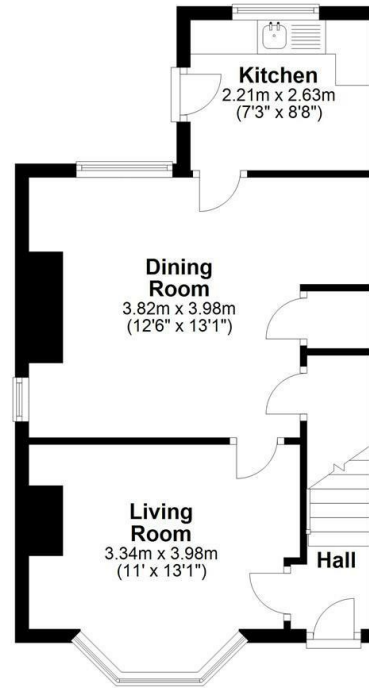
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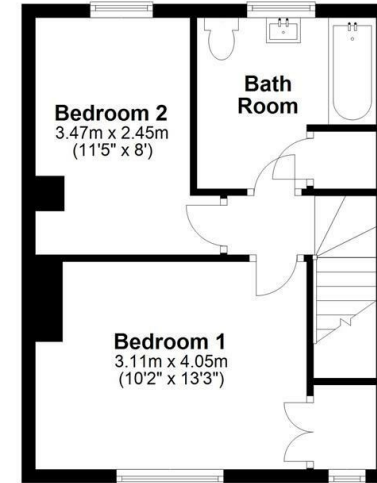
### Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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