



2A Thetford Terrace, Cambridge, CB5 8SB  
Guide Price £250,000 Freehold



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**A COLLECTION OF INDIVIDUAL NEWLY REFURBISHED STUDIOS AND ONE AND TWO BEDROOM DUPLEX APARTMENTS WITH PRIVATE LANDSCAPED GARDENS AND PARKING, FORMING AN ATTRACTIVE FREEHOLD SCHEME OF 10 DWELLINGS WITHIN THE CITY BOUNDARY.**

- Newly fitted well-equipped kitchens with integrated appliances
- Newly fitted shower rooms and bathrooms
- Luxury Vinyl flooring to ground floor areas and carpeted first floor levels
- Fully enclosed private landscaped gardens for all rear properties
- Landscaped open private gardens for all front properties
- Numbered allocated parking spaces for all rear properties
- EPC - D / 463

Located just off Newmarket Road, within easy reach of excellent facilities and the historic city centre

A one bedroom duplex apartment extending to 365.7 sqft comprising living/dining room with feature staircase, separate kitchen, ground floor bathroom and first floor bedroom.

**Location**

Meadowlands Road, is situated just off Newmarket Road on the east side of Cambridge conveniently located for access to the A14, Cambridge Science Park, Addenbrooke's Hospital, Cambridge Biomedical Campus, the city centre and the Park & Ride. There is local shopping on Barnwell Road and Ditton Lane, along with a Sainsbury's Superstore on Coldham's Lane. There is primary schooling at Abbey Meadows Primary School and secondary schooling at Coleridge Community College. The Abbey swimming pool and gym is in the local vicinity, whilst Fen Ditton and it's riverside pub is a short cycle away.

**Tenure**

Freehold

**Services**

Mains services include mains electricity, mains water, mains drainage. Mains gas is not connected.

**Statutory Authorities**

Cambridge City Council.

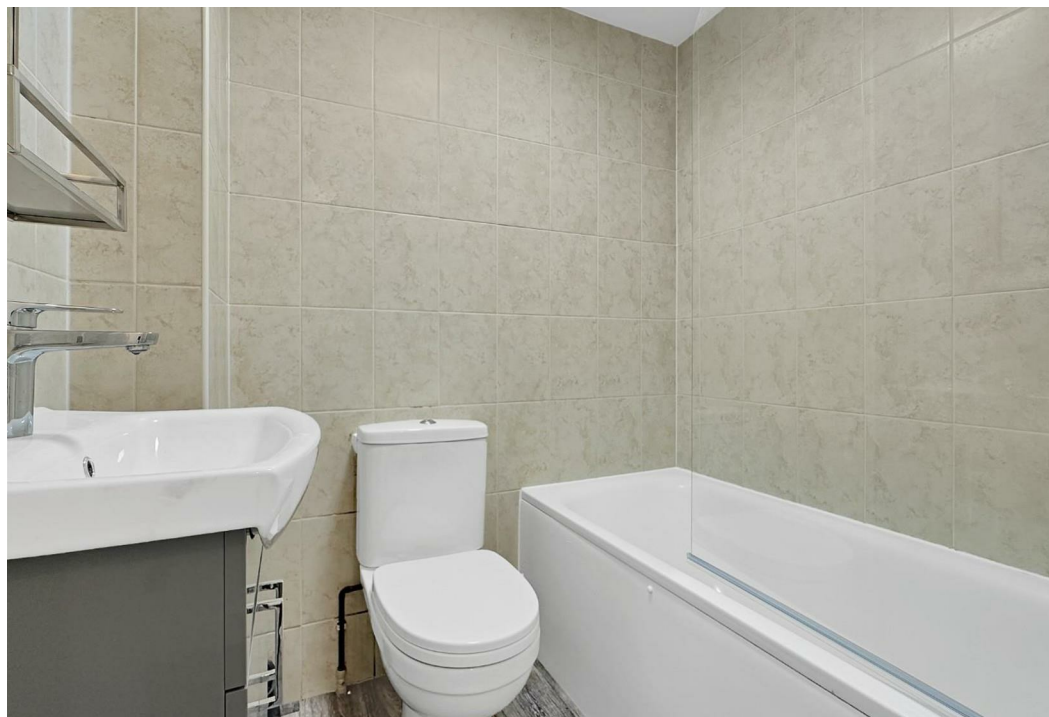
Council Tax Band - B

**Fixtures and Fittings**

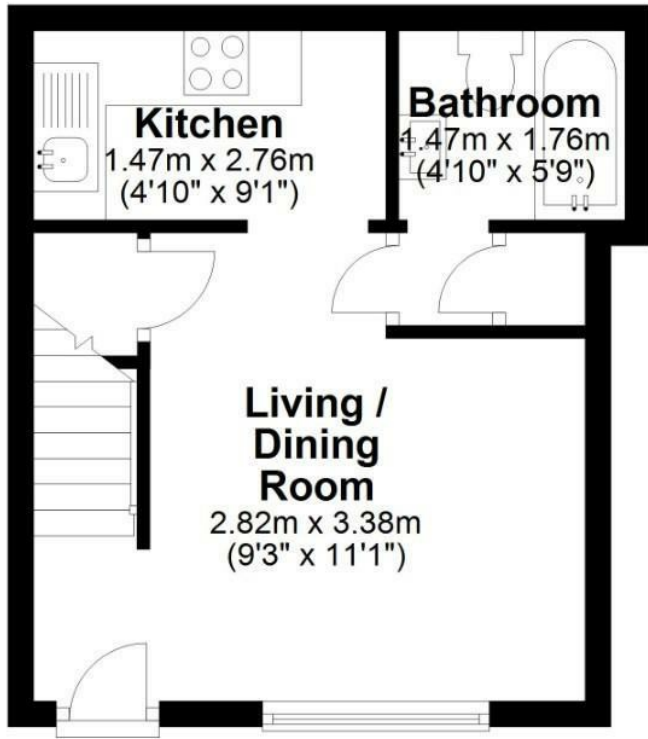
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Fixtures and Fittings**

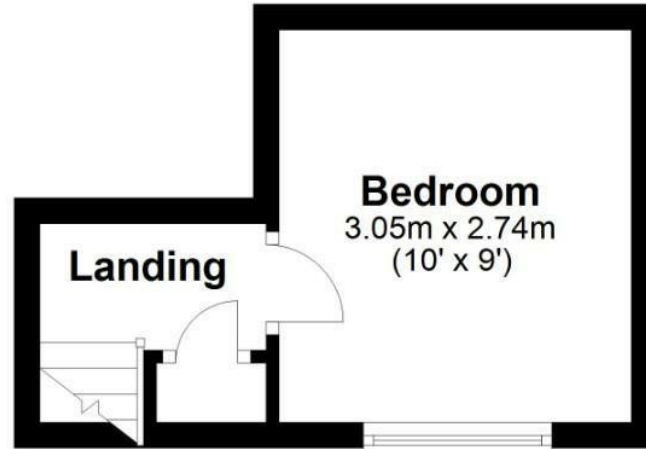
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**Ground Floor**  
Approx. 22.8 sq. metres (245.8 sq. feet)



**First Floor**  
Approx. 11.1 sq. metres (119.9 sq. feet)



Total area: approx. 34.0 sq. metres (365.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

