



THETFORD  
TERRACE

**1 - 5a Thetford Terrace, Cambridge, CB5 8SB**  
**Guide Price: £225,000 up to £325,000. Freehold**



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01223 323130

**A collection of individual, newly refurbished apartments consisting of 1 studio, 8 x one bed and 1 x two bed duplex apartments with private landscaped gardens and parking, forming an attractive freehold scheme of 10 dwellings just on the outskirts of the city boundary.**

• Located just off Newmarket Road, within easy reach of excellent facilities and the historic city centre • 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 • Electric heating throughout • 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 • Ideal for investors and owner occupiers alike.

1 – Guide Price - £275,000 – A bright and airy one bedroom duplex apartment extending to 392.5 sq ft comprising entrance hall with concealed storage area, open plan living/dining/kitchen with bay window, first floor bathroom suite and double bedroom with bay window.

1a – Guide Price - £265,000 – A bright and airy one bedroom duplex apartment extending to 380.4 sq ft comprising a living/dining room, separate kitchen, ground floor bathroom and first floor double bedroom with concealed storage cupboard.

2 – Guide Price - £300,000 – A light and spacious one bedroom duplex apartment extending to 440.1 sq ft comprising entrance lobby/storage area, inner hallway with utility room and staircase, living/dining room with bay window and separate kitchen area, first floor bathroom and double bedroom with bay window.

2a – Guide Price - £250,000 – A one bedroom duplex apartment extending to 365.7 sq ft comprising living/dining room with feature staircase, separate kitchen, ground floor bathroom and first floor bedroom.

3 – Guide Price - £300,000 – A light and spacious one bedroom duplex apartment extending to 445.3 sq ft comprising an entrance lobby/storage area, inner hallway with additional storage space and staircase, first floor landing with built-in storage cupboard, first floor bathroom and double bedroom with bay window.

3a – Guide Price - £290,000 – A spacious one bedroom duplex apartment extending to 445.9 sq ft comprising an open plan living/dining room extending into a large kitchen, ground floor bathroom, dressing area and inner hallway with staircase and first floor double bedroom.

4 – Guide Price - £300,000 – A light and spacious one bedroom duplex apartment extending to 454.6 sq ft comprising entrance lobby/storage area, inner hallway with storage cupboard and staircase, living/dining room with bay window and separate kitchen area, first floor bathroom and double bedroom with bay window.

4a – Guide Price - £285,000 – A spacious one bedroom duplex apartment extending to 436.5 sq ft comprising entrance lobby, living/dining room with feature staircase, utility room, kitchen and first floor bedroom.

5 – Guide Price - £325,000 – A light and spacious two bedroom duplex apartment extending to 577.2 sq ft comprising entrance lobby/storage area, inner hallway with concealed storage cupboard, open plan living/dining/kitchen space with bay window, first floor landing with built-in storage cupboard, shower room and two double bedrooms.

5a – Guide Price - £225,000 – A spacious studio apartment extending to 320.3 sq ft comprising a kitchen/breakfast room, living/dining room with separate bed/study area and shower room.

**TENURE**  
Freehold

**SERVICES**  
All mains services connected, apart from gas.

**STATUTORY AUTHORITIES**  
South Cambridgeshire District Council  
Council Tax Band - A (studio) & B (1 & 2 beds)

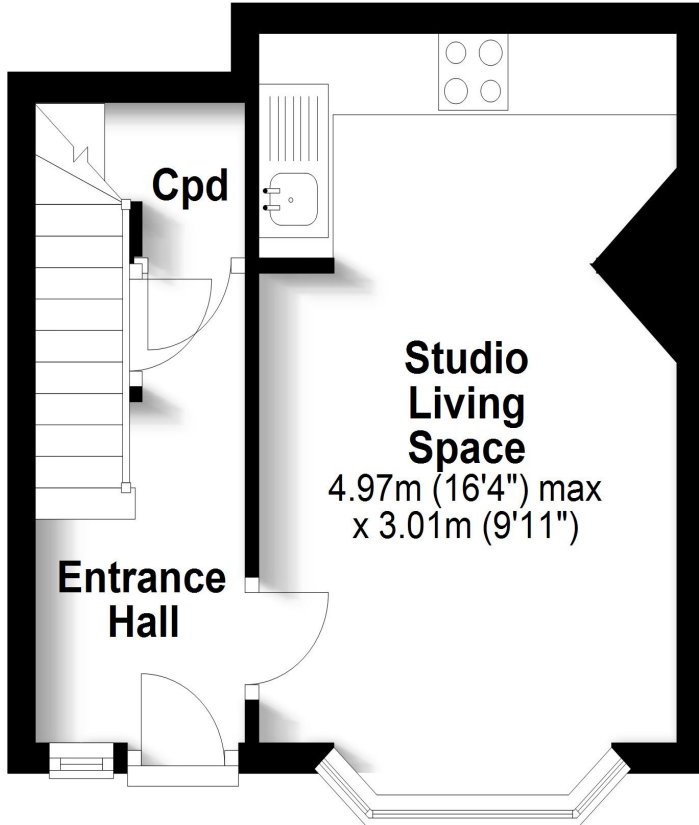
**FIXTURES & FITTINGS**  
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**VIEWING**  
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



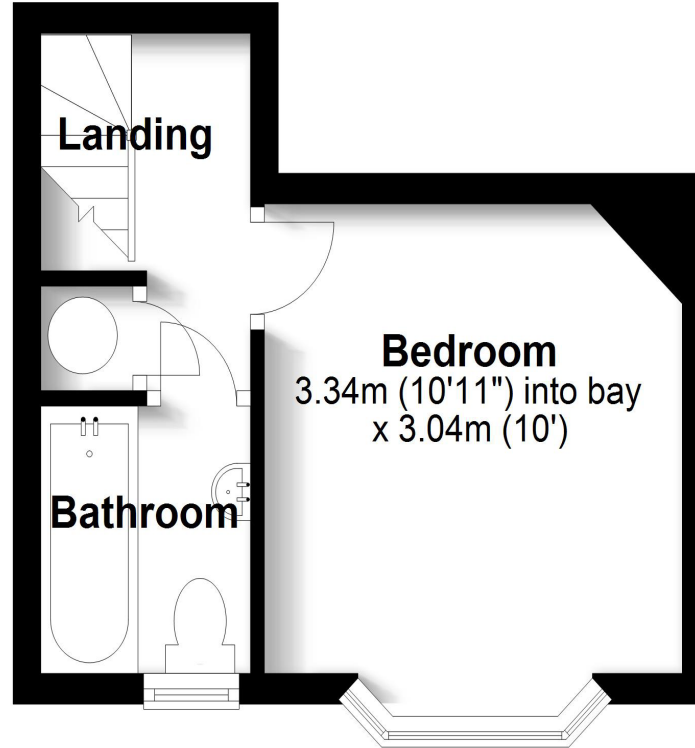
# Ground Floor

Approx. 20.8 sq. metres (224.4 sq. feet)




# First Floor

Approx. 15.6 sq. metres (168.1 sq. feet)



Total area: approx. 36.5 sq. metres (392.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

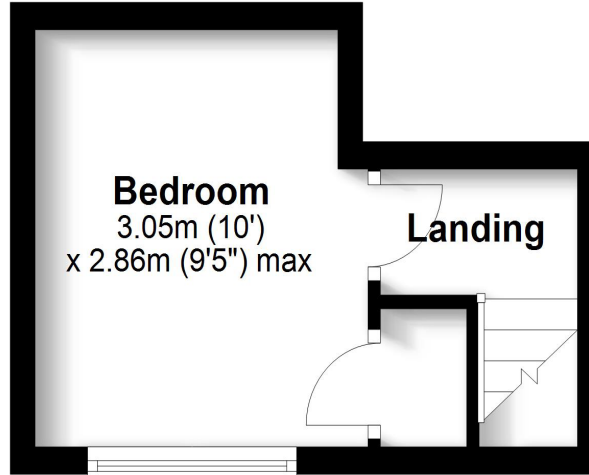
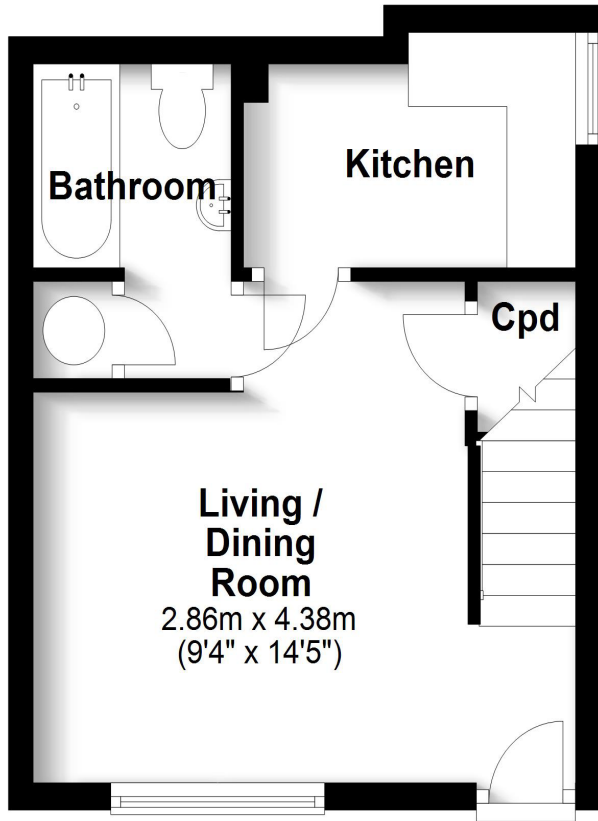
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

# First Floor

Approx. 12.0 sq. metres (129.1 sq. feet)

# Ground Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



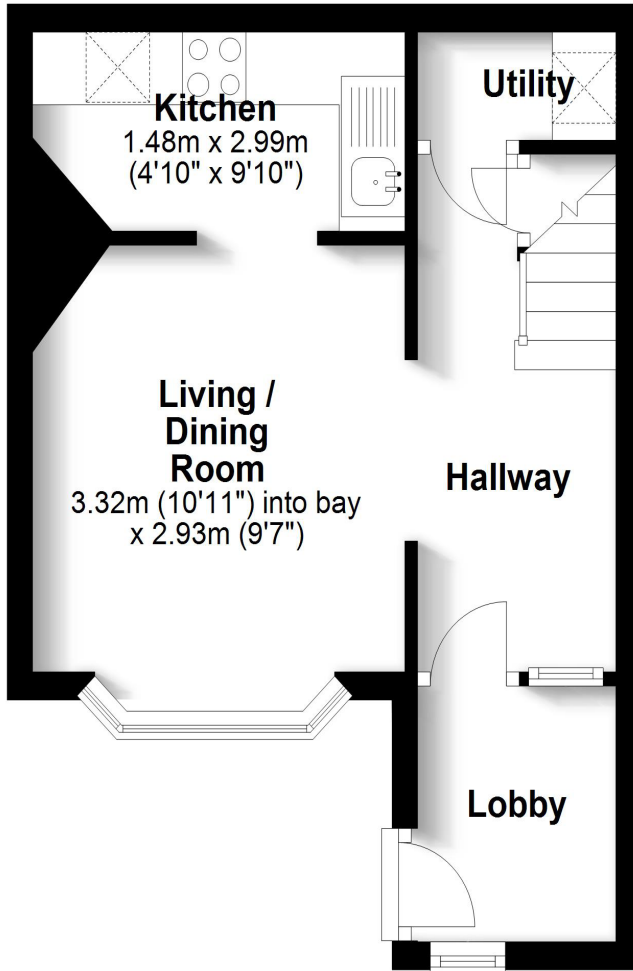
Total area: approx. 35.3 sq. metres (380.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

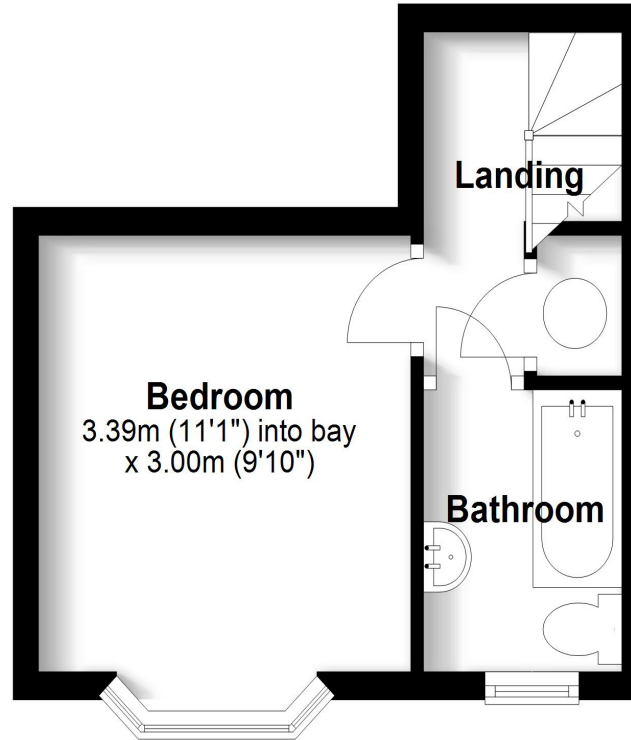
## Ground Floor

Approx. 24.3 sq. metres (262.0 sq. feet)




## First Floor

Approx. 16.5 sq. metres (178.0 sq. feet)



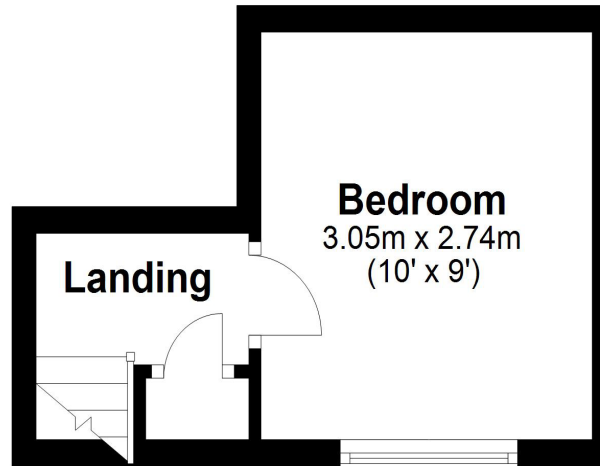
Total area: approx. 40.9 sq. metres (440.1 sq. feet)

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

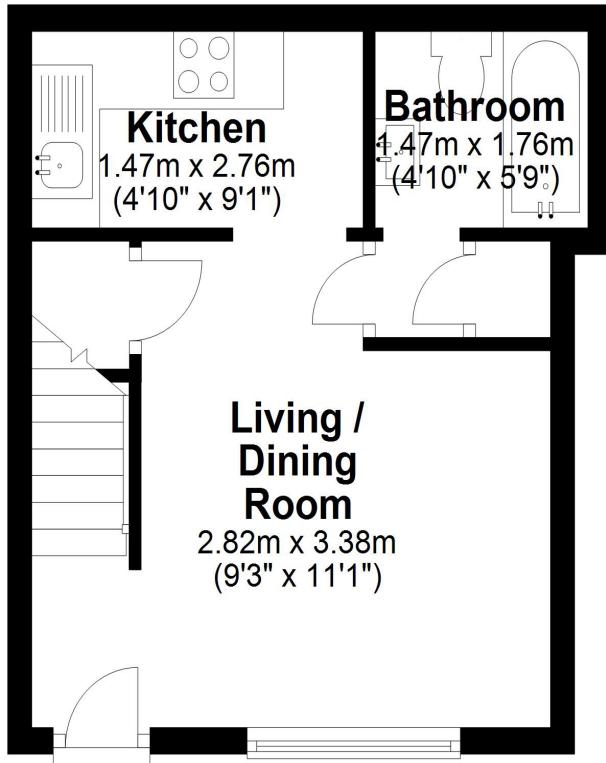
## First Floor

Approx. 11.1 sq. metres (119.9 sq. feet)



## Ground Floor

Approx. 22.8 sq. metres (245.8 sq. feet)



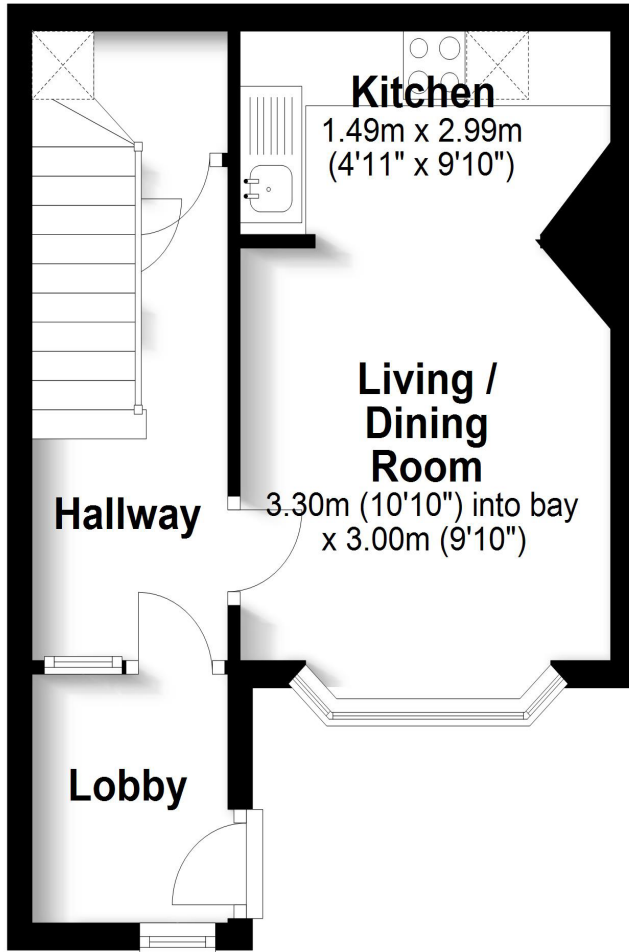
Total area: approx. 34.0 sq. metres (365.7 sq. feet)

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

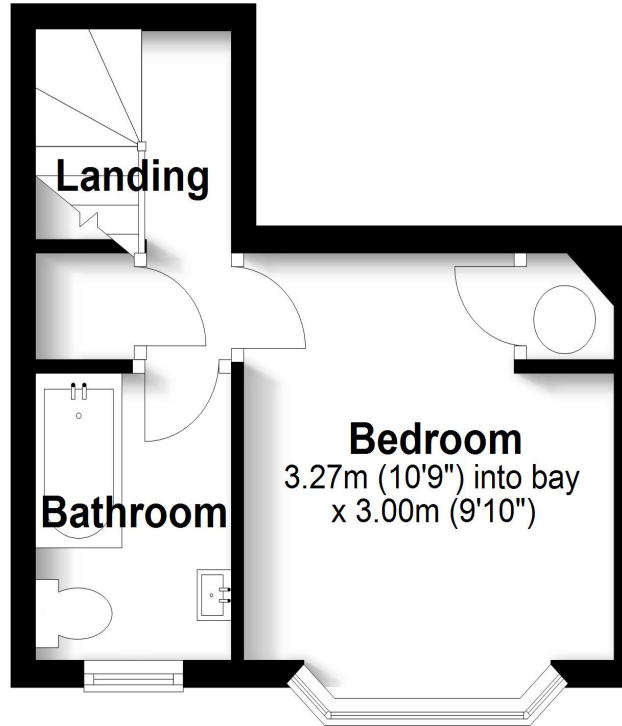
## Ground Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



## First Floor

Approx. 16.3 sq. metres (174.9 sq. feet)



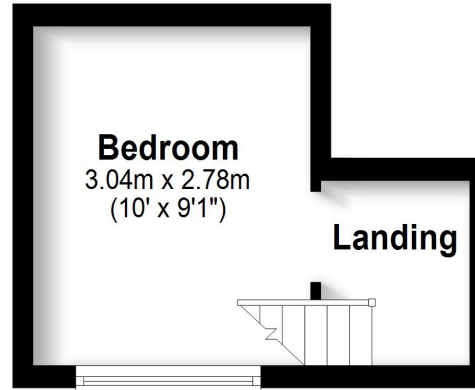
Total area: approx. 41.4 sq. metres (445.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

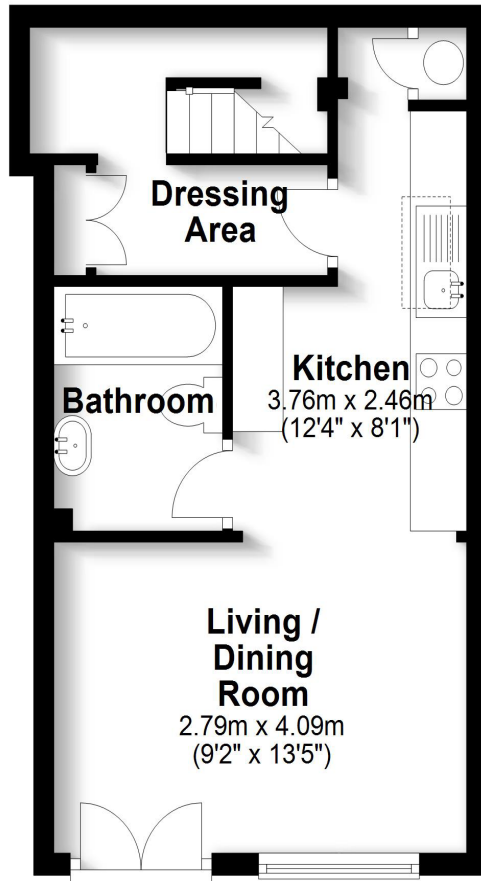
### First Floor

Approx. 11.1 sq. metres (119.2 sq. feet)



### Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 42.4 sq. metres (455.9 sq. feet)

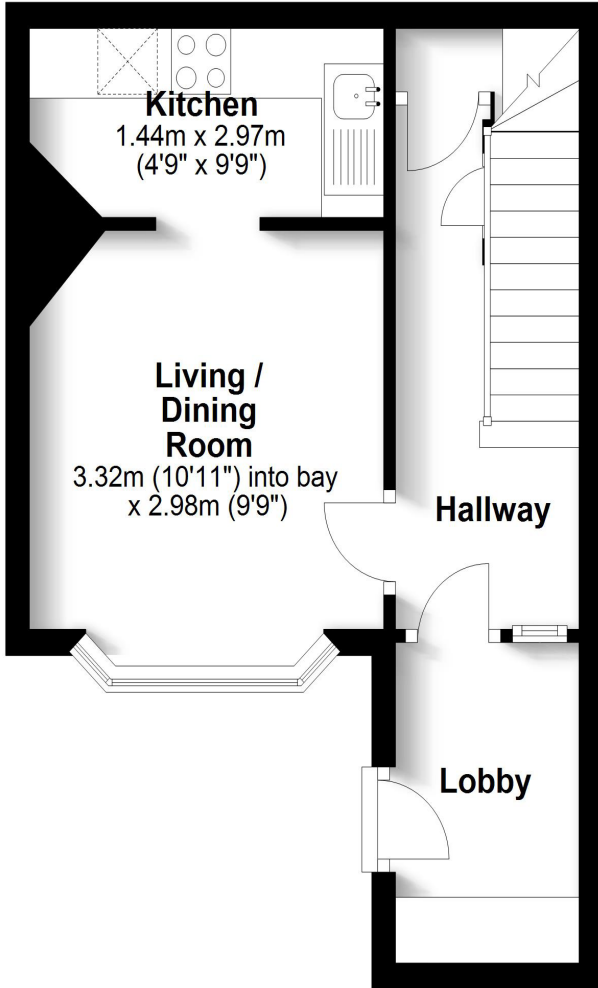
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



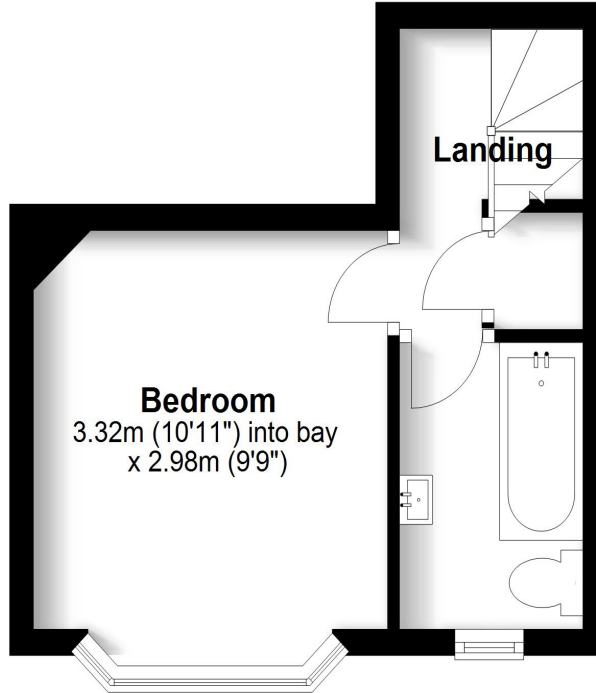
### Ground Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



### First Floor

Approx. 16.6 sq. metres (178.2 sq. feet)



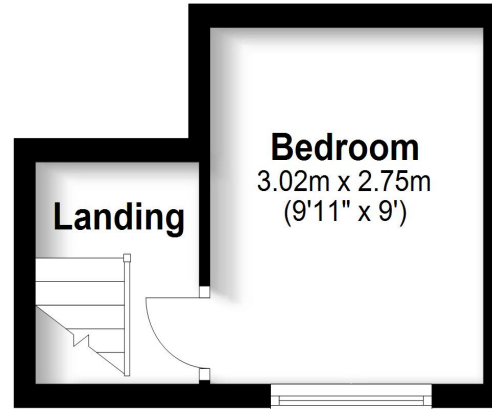
Total area: approx. 42.2 sq. metres (454.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

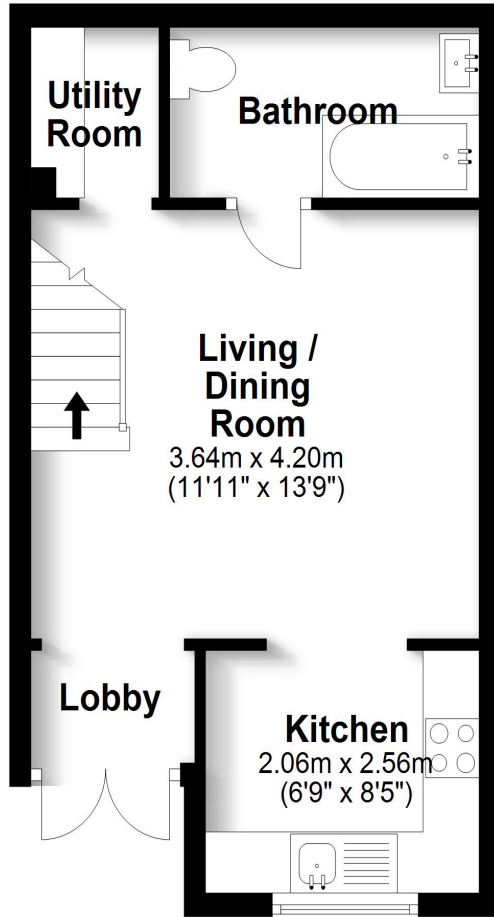
### First Floor

Approx. 11.0 sq. metres (118.3 sq. feet)



### Floor Plan

Approx. 29.6 sq. metres (318.2 sq. feet)



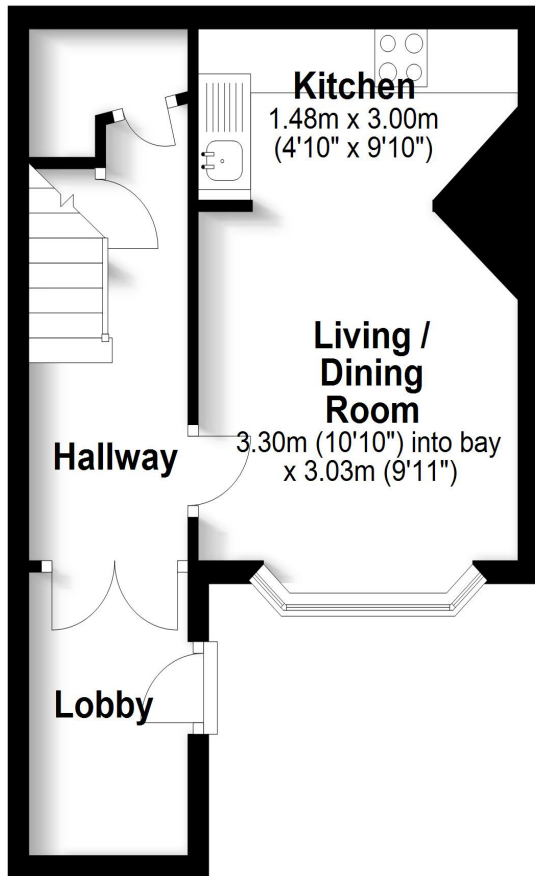
Total area: approx. 40.6 sq. metres (436.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

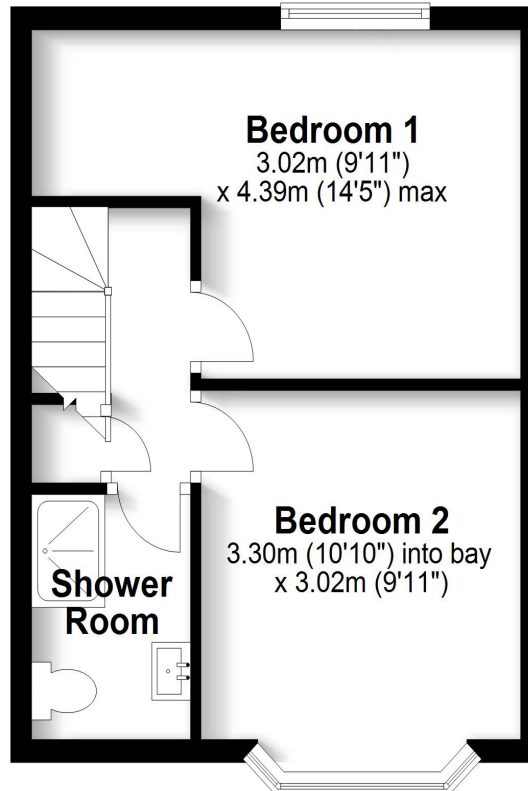
### Ground Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



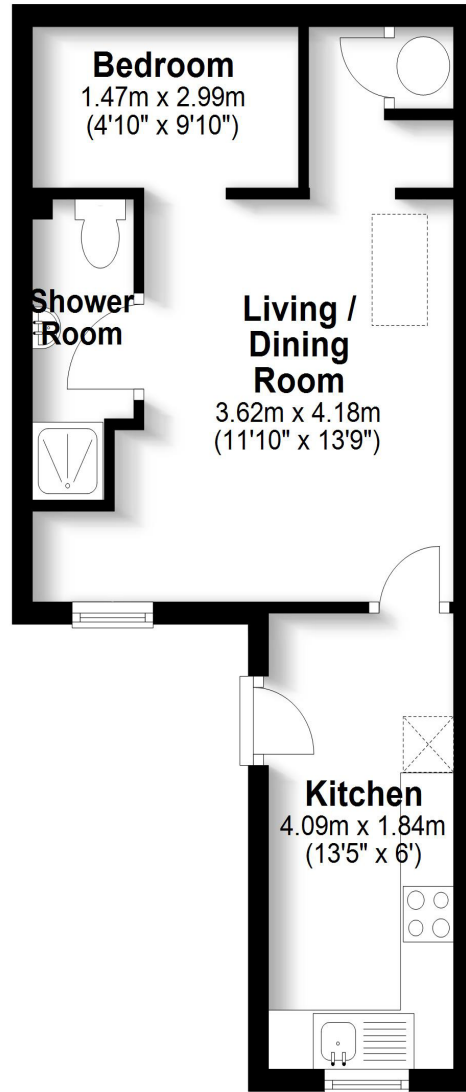
Total area: approx. 53.6 sq. metres (577.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Floor Plan

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 29.8 sq. metres (320.3 sq. feet)

Drawings are for guidance only  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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