



THETFORD
TERRACE

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



rah.co.uk
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)

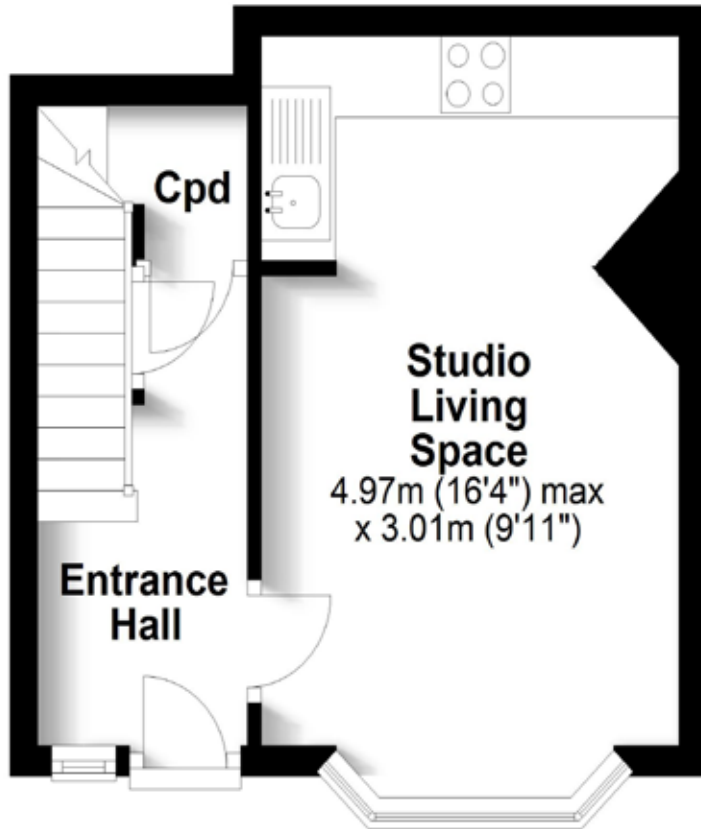
FIXTURES & FITTINGS
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



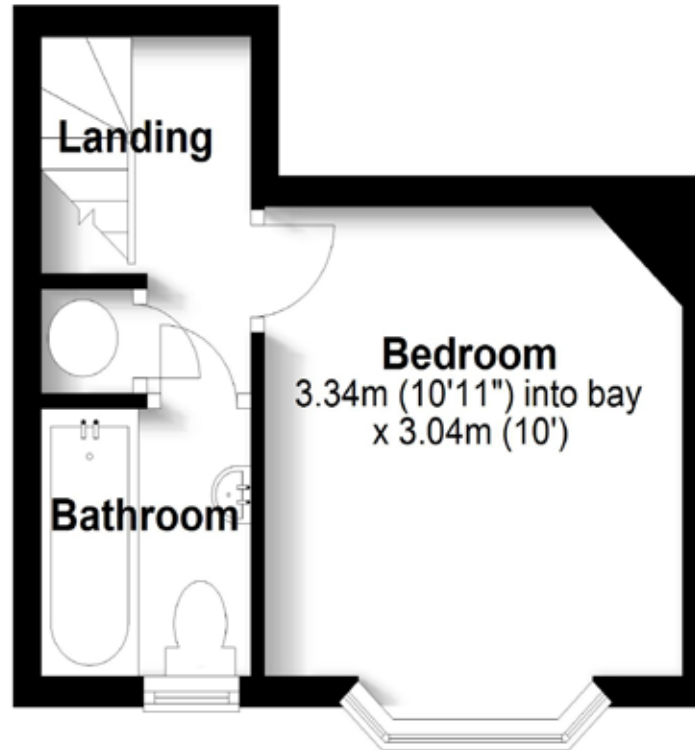
Ground Floor

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)

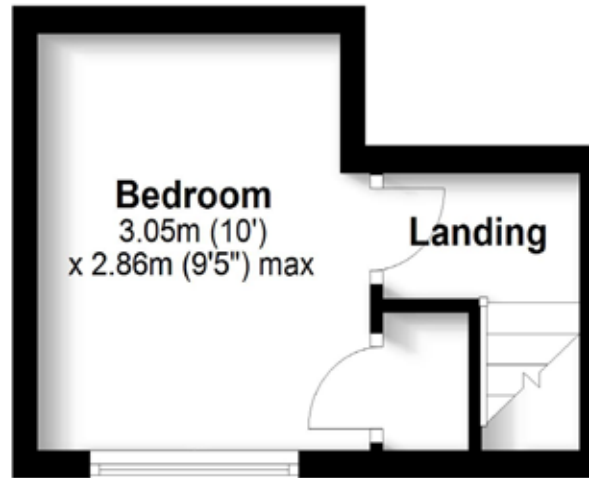
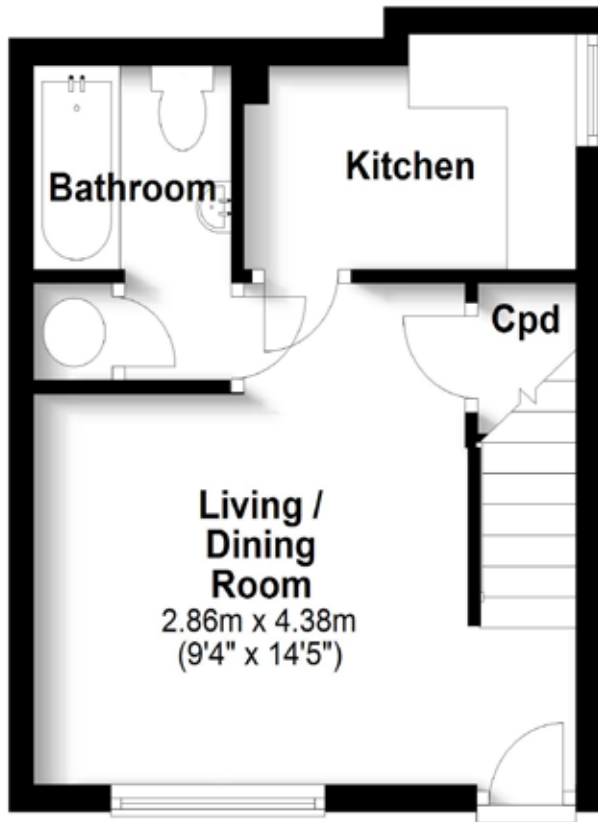
Drawings are for guidance only
Plan produced using PlanUp.

First Floor

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

Ground Floor

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

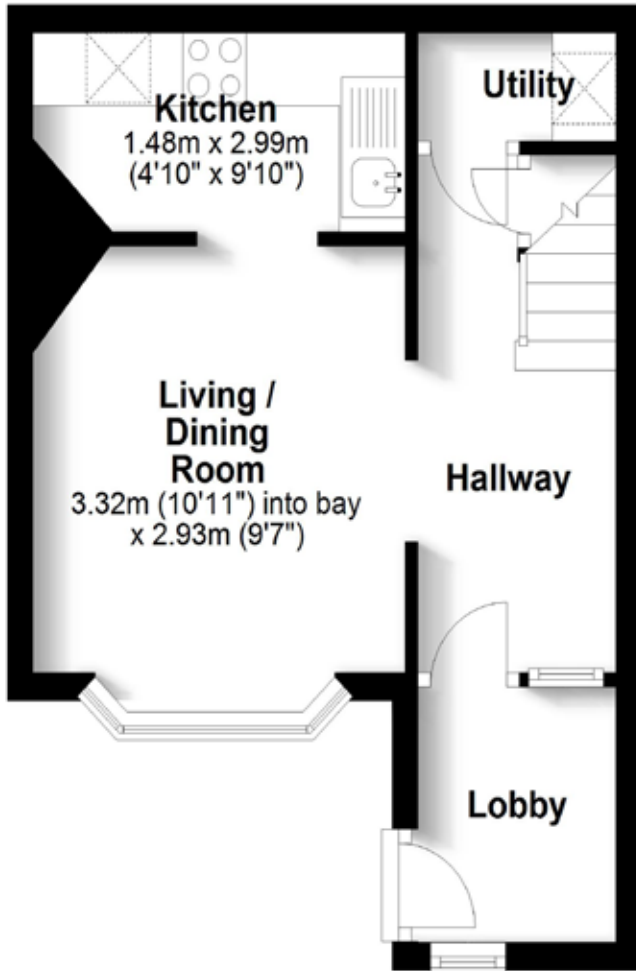


Total area: approx. 35.3 sq. metres (380.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

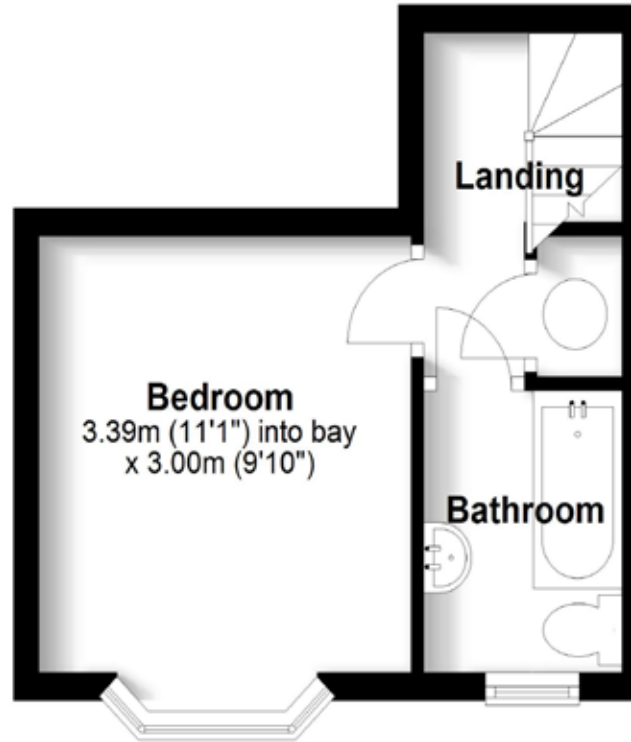
Ground Floor

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



First Floor

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



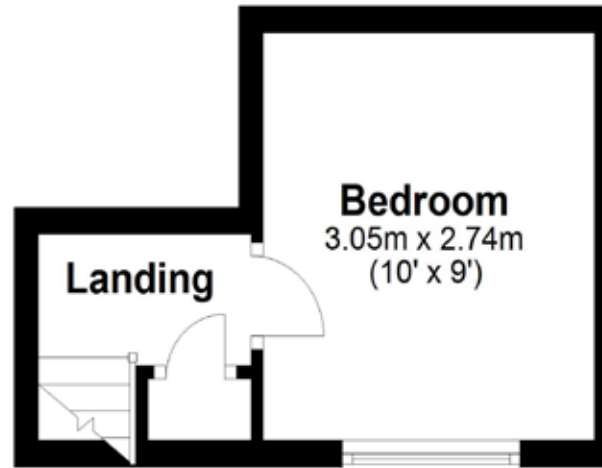
Total area: approx. 40.9 sq. metres (440.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

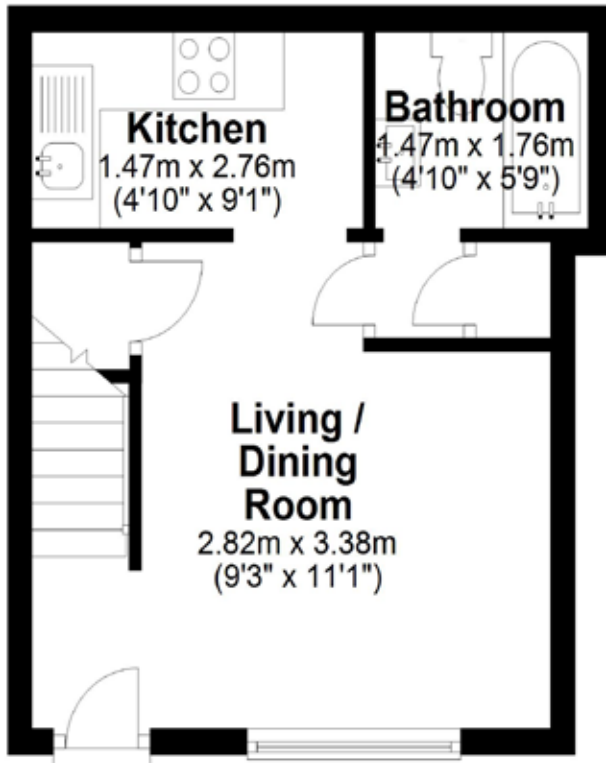
First Floor

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



Ground Floor

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



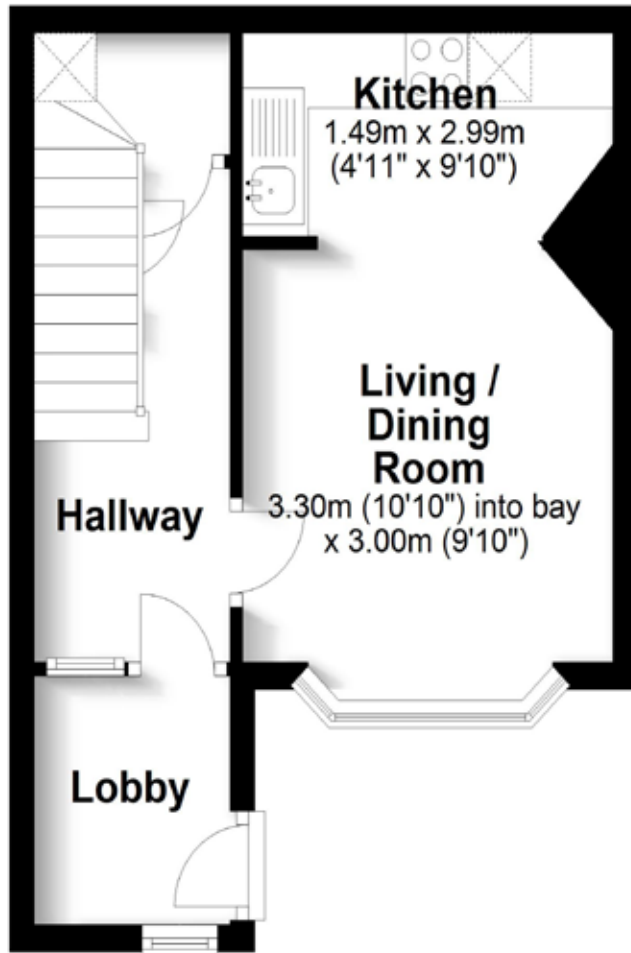
Total area: approx. 34.0 sq. metres (365.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(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	

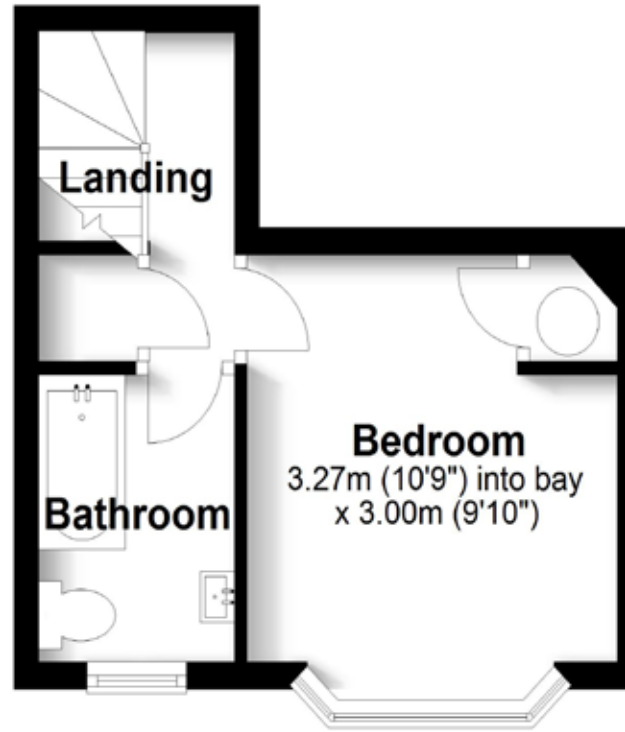
Ground Floor

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



First Floor

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

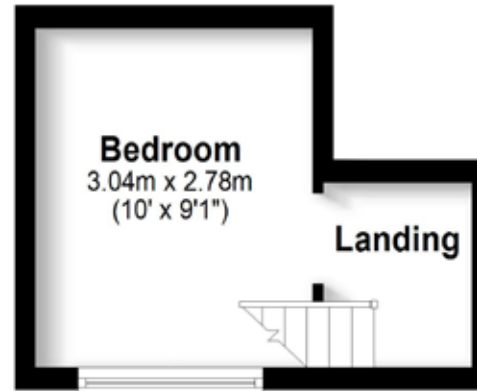


Total area: approx. 41.4 sq. metres (445.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

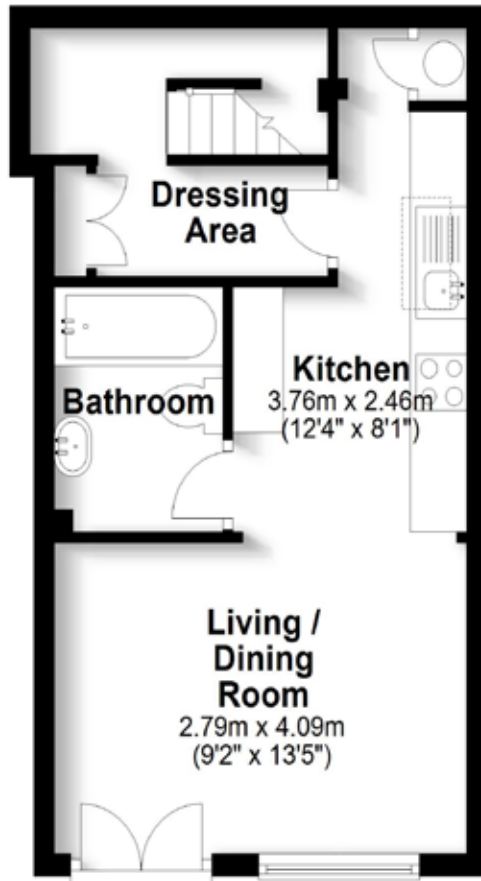
First Floor

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



Ground Floor

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



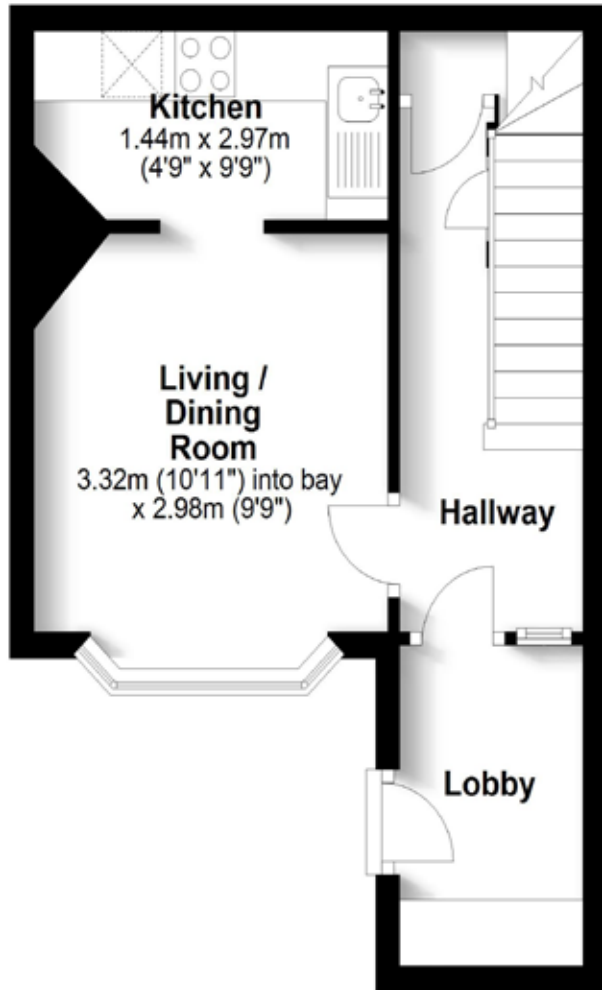
Total area: approx. 42.4 sq. metres (455.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

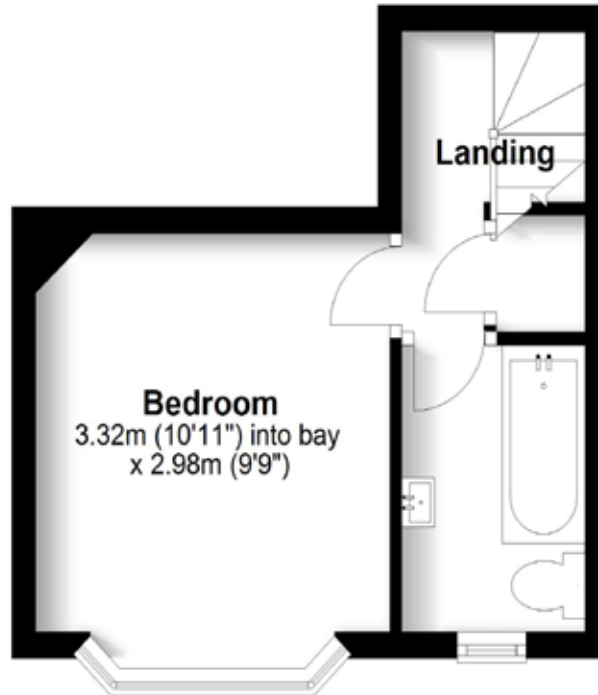
Ground Floor

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



First Floor

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

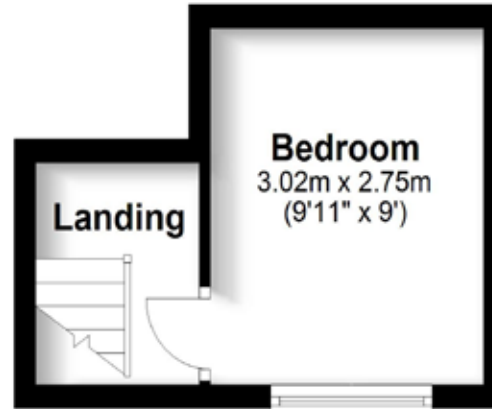


Total area: approx. 42.2 sq. metres (454.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

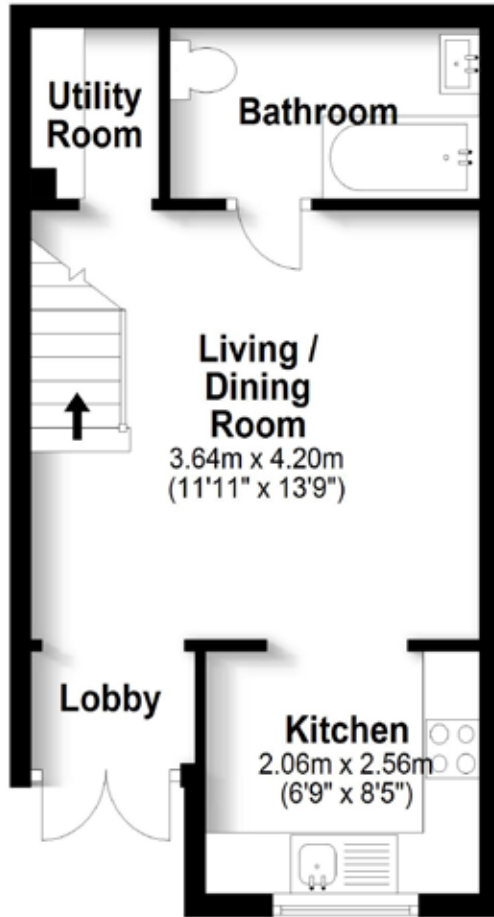
First Floor

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



Floor Plan

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



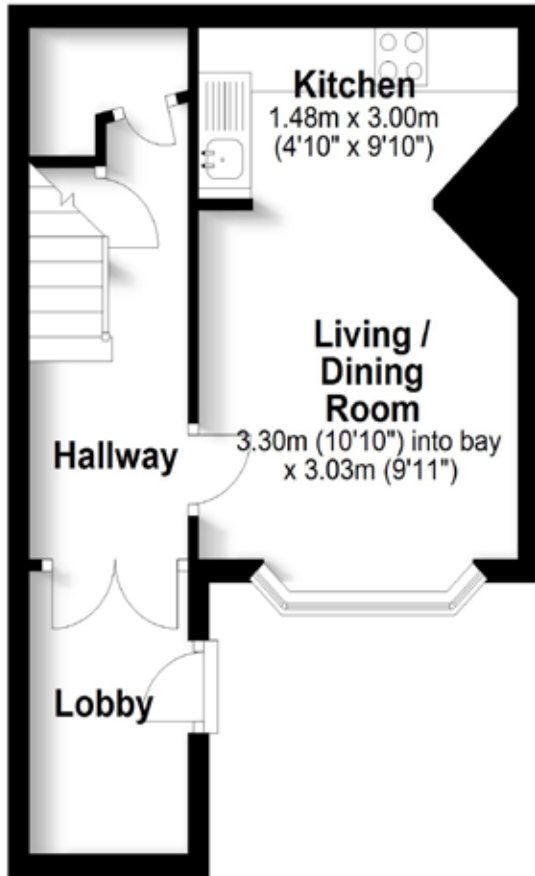
Total area: approx. 40.6 sq. metres (436.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

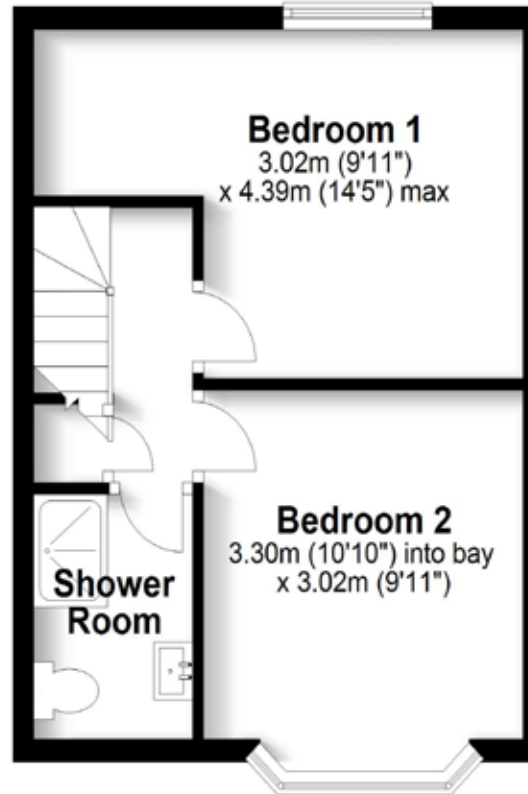
Ground Floor

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



First Floor

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



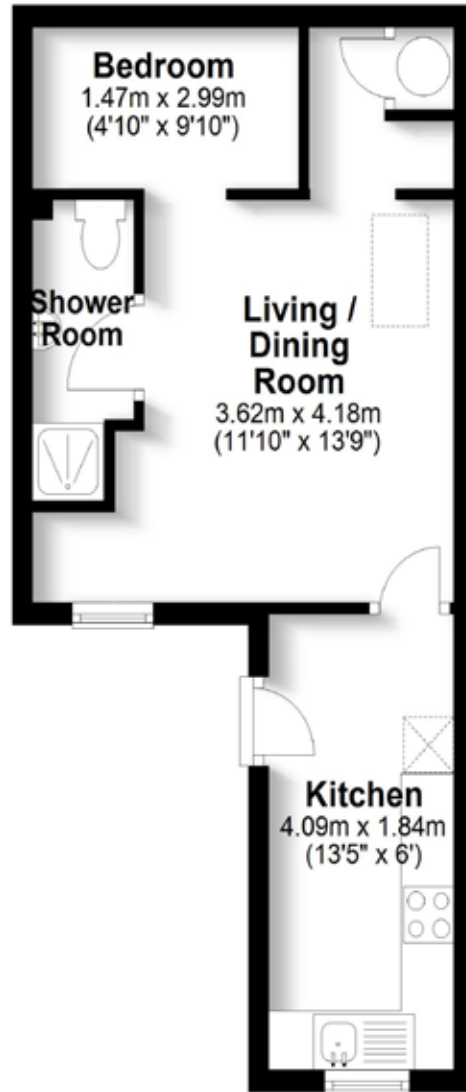
Total area: approx. 53.6 sq. metres (577.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	45	82
England & Wales	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
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



