



Radcliffe & Rust
Residential sales & lettings

71 Thoday Street, Cambridge CB1 3AT
Guide Price £425,000

Radcliffe & Rust Estate Agents Cambridge are pleased to offer for sale this 2/3 bed property close to the Mill Road area of Cambridge. Located close to the city centre and directly placed between Newmarket Road and Mill Road, this property enjoys a fantastic position near a wealth of amenities. Right on your doorstep, you have everything you need without having to venture too far; less than 1 mile away, you have Cambridge Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants, pubs, and Cambridge, you also have the city's huge selection of retail stores and shopping centres. And schools? Well, Cambridge is packed with them. Cromwell Road is in the catchment area for St Philip's Primary School (a 10 minute walk away) and Coleridge Community College (a 15 minute walk away, both ranking as 'good' in their most recent Ofsted reports).

Thoday street is a popular residential area in the heart of Cambridge city. This is an excellent opportunity to put your own stamp on a property. In need of full renovation the property offer a wealth of possibilities for the new owners.

One entering through the front door you are immediately in the living room. past an under stairs storage cupboard you will then find the dining room with stairs rising to first floor. The kitchen is towards the rear of the property followed by the downstairs bathroom.

Upstairs you will find three bedrooms or two bedrooms with a dressing room attached. It really depends how you would like to utilise the space.

Outside there is an enclosed, private rear garden.

The property is in need of complete renovation, it does not have central heating or a working kitchen. Therefore we are only considering cash buyers.

Please call or email us to arrange a viewing.

Agent notes

Tenure: Freehold

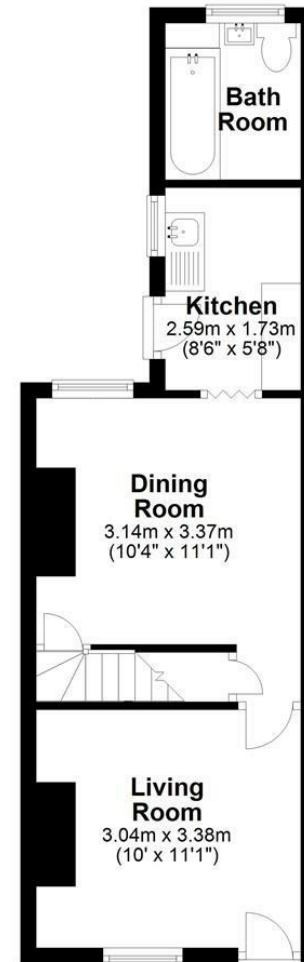
Council Tax: Band C = £1,999





Ground Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
43	
England & Wales	EU Directive 2002/91/EC

