



St. Thomas's Square, Cambridge
Guide Price £330,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Established semi detached home
- In need of refurbishment and modernisation
- Spacious open plan lounge / diner
- Large rear garden with potential to extend (STPP)
- No onward chain

The accommodation comprises an entrance hall leading to a spacious living room, which opens through an archway into the dining area. Patio doors provide access to the rear garden, creating an ideal space for entertaining and family living.

The kitchen can be accessed from both the hallway and the dining room and benefits from a door to the rear garden, as well as access to the front of the property.



On the first floor are two generous double bedrooms, a further single bedroom, a family bathroom, and a separate WC.

Externally, the property enjoys a large rear garden offering significant scope for extension (STPP). To the front, there is off-road parking for one vehicle.

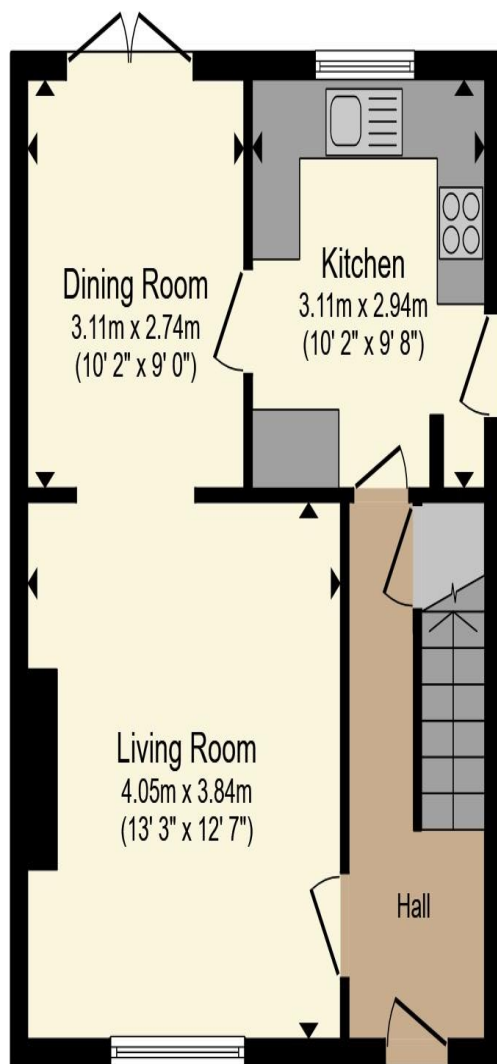
Ideally located within a sought-after residential area of Cambridge, St Thomas's Square sits just off Cherry Hinton Road, offering both convenience and excellent local access.

The property is well placed for commuters and key employers, with Cambridge railway station just over a mile away, Addenbrooke's Hospital reachable within a 10-minute cycle, and ARM headquarters also approximately a mile from the doorstep.

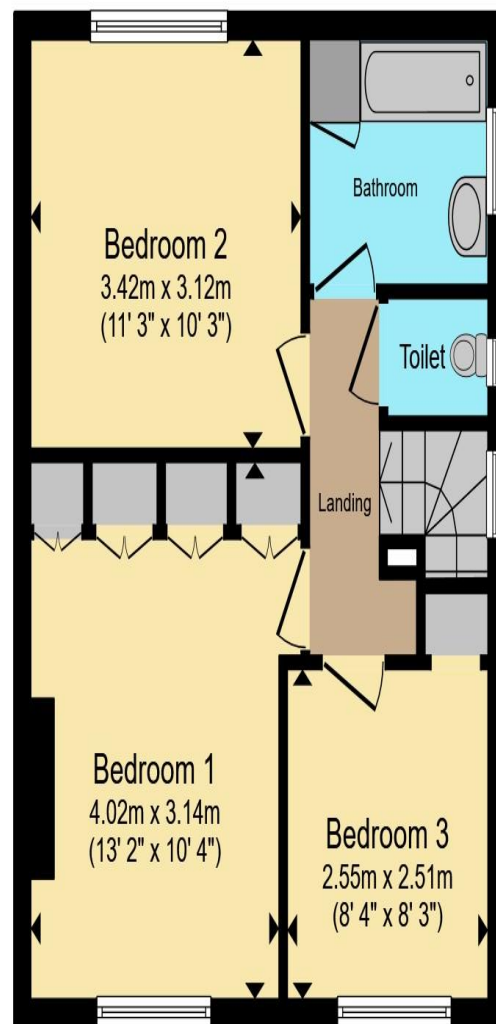
The surrounding area benefits from a strong sense of community and a wide range of everyday amenities close by.

One of the location's standout features is its proximity to Cherry Hinton Hall Park, a highly regarded green space just a short stroll away. The park offers extensive open areas, walking routes and play facilities, making it ideal for both relaxation and recreation.





Ground Floor



First Floor

Total floor area 84.4 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Families are particularly well catered for, with several well-regarded schools in the vicinity, including Holme Court School and St Bede's, further enhancing the appeal of this well-connected and vibrant location.

The property is considered to be non-standard construction and more specifically, Laing Easi-Form.

To view this property call Sharman Quinney on:
01223 844760

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