



33 St. Thomas's Square
Cambridge, CB1 3TG

Guide price £425,000



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- 1040 sqft / 96 sqm
- 0.07 acre / 283 sqm plot
- Private position in the heart of CB1
- Scope to extend (STPP)

A 1940s semi-detached house with a well-tended east-facing garden, offering potential to extend (STPP) and located just off Cherry Hinton Road in this most popular residential area.

The property is well-proportioned, would benefit from some sympathetic updating, though in general has been well cared for and maintained by the owner.

The living room benefits from the afternoon sun and has an open fireplace, contrasted by exposed by brickwork. There is an adjoining dining room which has pleasant views over secluded rear gardens. The kitchen has a number of fitted units, offers space for various appliances and has updated flooring. Just off from the kitchen is a storage area with its own separate entrance from the front, currently serving as a storage space and including a cloakroom W.C.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles. There is a bathroom and a separate cloakroom W.C just off from the landing.

Outside the property is nicely set back behind a mature hedgerow with a pathway to the main entrance and side access to the store and rear garden. The garden enjoys south-easterly aspects and a superb degree of privacy, being principally laid to lawn and bordered with various plants shrubs and trees.

St Thomas's Square is conveniently





situated just off Cherry Hinton Road in one of Cambridge's popular residential areas. Cambridge railway station is just over a mile away and Addenbrookes Hospital a 10-minute cycle ride. Arm Headquarters is also located a mile from the property.

There are a wide range of services and shopping outlets in the close proximity including a grocery store, petrol station, chemist, newsagents and Balzano's deli.

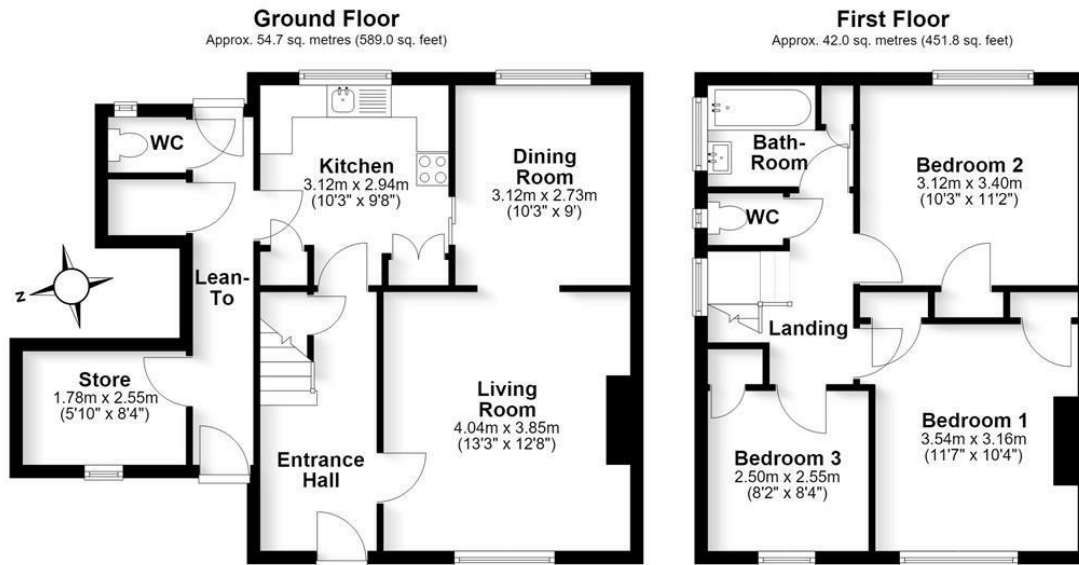
The property is a minutes' walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland and play areas.

There are some excellent local schools nearby including Holme Court School and St Bedes.

Agent's Note:

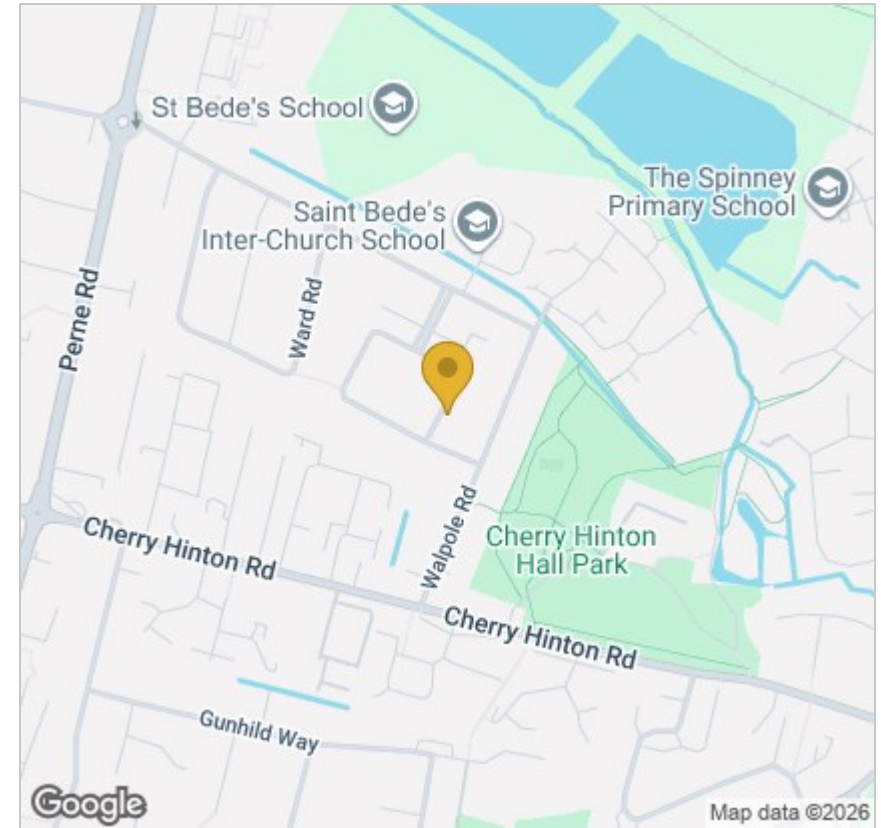
We understand the property is of concrete construction. Please contact us.



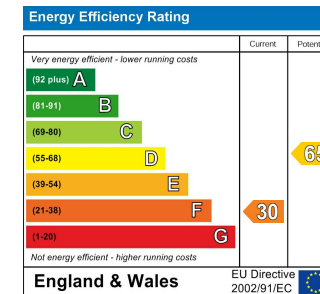


Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

This floorplan is for illustrative purposes only.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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