



Bush & Co.



## 24 Thoday Street, Cambridge, CB1 3AS

Guide Price £625,000 Freehold



Energy Rating Band D

Location: Thoday Street is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes, and facilities that Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station is around 0.7 miles away, and the Addenbrooke's hospital biomedical campus is less than 2 miles away. Parking is available on the street without the need for a permit.

Accommodation in detail;

A double-glazed front door with stained glass detail and a fan light over it. Entrance hall with stairs to first floor, archway and corbels, corning, half timber panelled walls, picture rails, timber floor and radiator with cover. Sitting/dining room with a fireplace aperture, double-glazed sash windows, timber flooring, under stairs cupboard and a radiator. Kitchen, refitted and comprises sink unit, cupboards below, a matching range of wall and base cupboards, gas hob and electric oven, door to rear garden. Utility room with plumbing for dishwasher and tumble dryer. Cloakroom with WC and hand basin. First floor landing with stairs to the second floor. Bedroom 2 with 2 double-glazed windows and a radiator. Bedroom 3 window overlooking the rear garden and radiator. Bathroom recently refitted to an outstanding standard, comprising panel bath, hand basin, WC and shower cubicle, cupboard housing gas-fired boiler and plumbing for washing machine and radiator. Second floor landing, Bedroom 1, a double bedroom with double-glazed French doors to a Juliette balcony, fitted wardrobes and a radiator. Outside is a wide side access to a good-sized rear garden, with a paved terrace, lawn, timber fencing and a garden studio with a electricity/power supply and internet connection.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

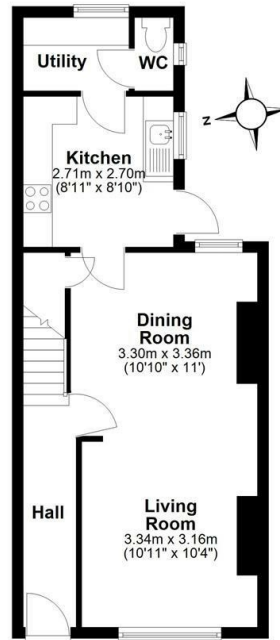
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

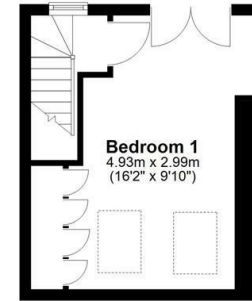
**Ground Floor**  
Approx. 39.8 sq. metres (428.4 sq. feet)



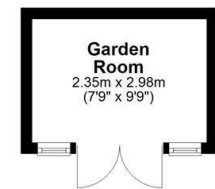
**First Floor**  
Approx. 36.2 sq. metres (389.9 sq. feet)



**Second Floor**  
Approx. 19.8 sq. metres (212.7 sq. feet)



**Outbuilding**  
Approx. 7.0 sq. metres (75.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

