GRAY TOYNBEE

22a St Thomas' Square

Cambridge, CB1 3TG

Guide price £475,000

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- 3 bed, 1.5 bath, 1 recep
- Constructed in 2021
- Parking for 2 vehicles
- No onward chain

Constructed in 2021, this modern end-of-terraced home enjoys a private rear garden, driveway parking for 2 and a peaceful position just west of Cherry Hinton Hall Park, available with no chain.

This house has been exceptionally well cared for and is well suited to first-time/investment buyers alike.

On the ground floor is a cloakroom W.C, coupling as a utility room with units and space/plumbing for a washing machine. the entrance hall has a large understair storage cupboard. The kitchen is fitted with glossy modern cabinetry and offers ample worktop and cupboard space, alongside an integrated gas hob, oven and extractor. The freestanding American fridge/freezer is also included within the sale. To the rear is a spacious living and dining area, laid to carpet and providing a comfortable and versatile reception space. Large patio doors open onto the garden and allow for an abundance of natural light.

Upstairs are two well proportioned double bedrooms, with the principal bedroom being slightly larger and benefitting from integrated wardrobes. The third bedroom is a single room but still offers excellent versatility as a home office, study or guest room. The shower room is tiled and finished to a modern standard, comprising a shower cubicle, WC, vanity unit and heated

towel rail.

Externally, the rear garden is a generous size with a well maintained lawn and a small patio area suitable for outdoor seating. To the front, the driveway provides off street parking for two vehicles.

St. Thomas's Square is pleasant residential neighbourhood conveniently situated just off Cherry Hinton Road on the southern side of the city.

The property is a short walk from Cherry Hinton Hall, with its grounds, duck pond, splashpad & children's play area being a particular attraction.

Popular local schools include Queen Edith's Primary School, St. Bede's & Netherhall Secondary Schools & Long Road & Hills Road Sixth Form Colleges.

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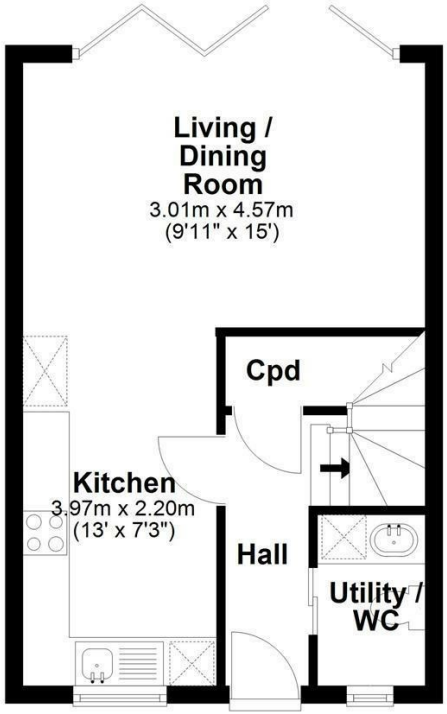
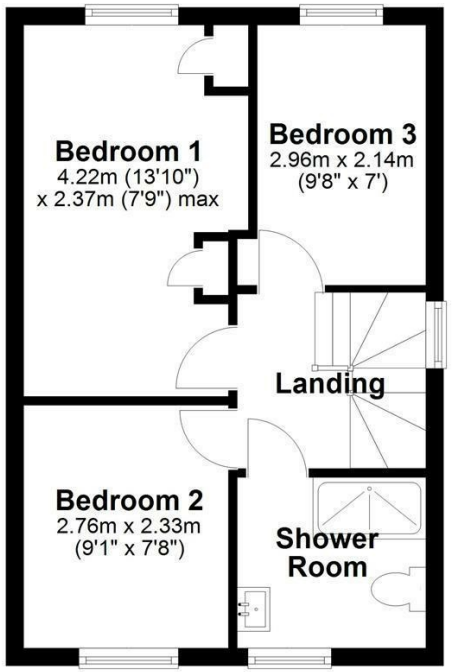
Ground Floor
Approx. 32.4 sq. metres (348.3 sq. feet)

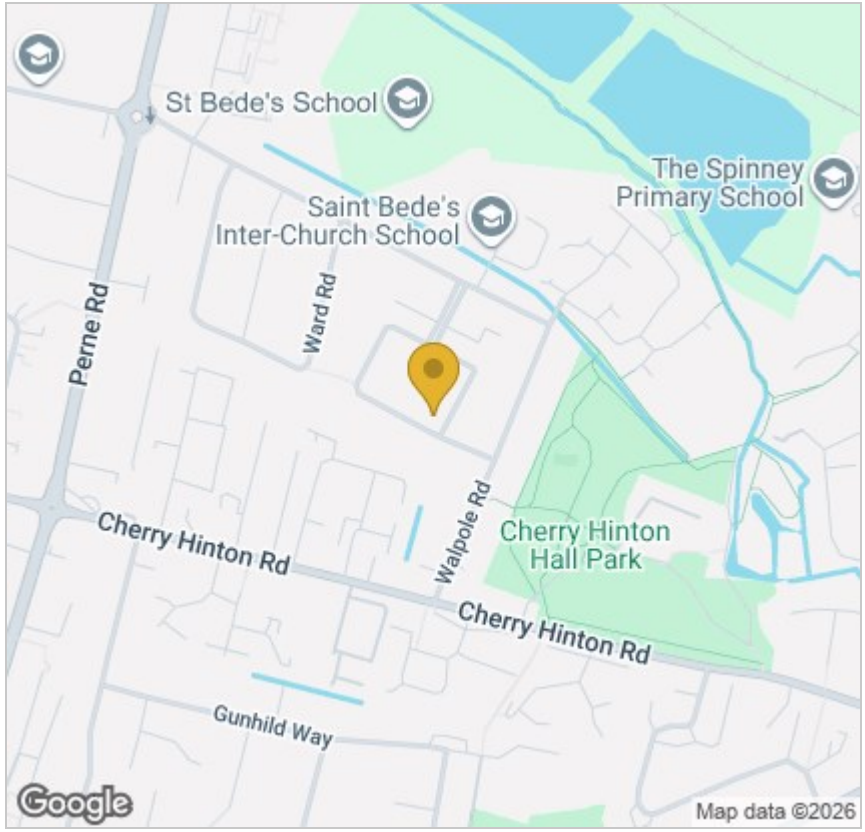


First Floor
Approx. 31.6 sq. metres (339.9 sq. feet)

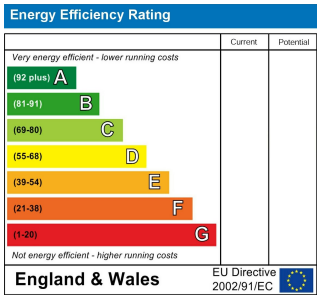


Total area: approx. 63.9 sq. metres (688.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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