



Bush & Co.



## 34 St. Thomas's Square, Cambridge, CB1 3TQ

**Guide Price £495,000 Freehold**



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St Thomas's Square is located in a sought after area to the south side of the city within easy reach of the mainline railway station and Addenbrookes Hospital Biomedical Campus. There are numerous local shops and supermarkets in the vicinity and it is well placed with schooling for all ages within easy walking distance. Cherry Hinton Hall park is right on your doorstep with many other leisure facilities nearby including a children's play park.

The property is a Laing Easiform concrete construction terraced house with significant proportions offering four / five bedrooms and generous living space. There are double glazed windows, a gas fired radiator heating system and a good sized rear garden.

The entrance hall has a front door and stairs to the first floor. The sitting room is at the front with a bay window and gas fire as well as a door to the dining room. The dining room has ample space for a table and chairs and leads to both the kitchen and fifth bedroom / office. The flexible room forming part of the rear extension could be used as either a bedroom or office etc. It has two windows and double doors to the lean to as well as a cloakroom with w.c off. The kitchen comprises a range of wall and base units and work surfaces with space for a range cooker and plumbing for washing machine. There is a back door to the lean to which leads onwards to the garden.

The first floor landing gives access to all four bedrooms on this level as well as the bathroom and w.c. Bedroom one is a large double room at the front with two windows and a built in cupboard. Bedroom two is another double room at the front with two windows and a built in cupboard. Bedroom three is a single room at the back and bedroom four is another single room, also at the back. The bathroom has a two piece suite with shower over the bath, airing cupboard and window. There is a separate w.c adjacent to the bathroom.

**Outside** - The frontage is lawned with a pathway to the front door. There is provision to create off street driveway parking with double gates and a dropped kerb already in place.

The well proportioned enclosed rear garden has hardstanding areas and planting as well as a timber shed and greenhouse.



## Exceptional service in Cambridge and the surrounding villages

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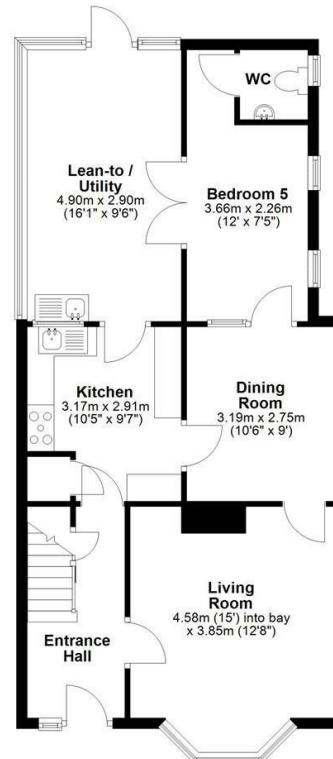
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**Ground Floor**  
Approx. 68.7 sq. metres (739.1 sq. feet)



Total area: approx. 122.5 sq. metres (1318.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**First Floor**  
Approx. 53.9 sq. metres (579.8 sq. feet)



## 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  
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