



Bush & Co.



106 Thoday Street, Cambridge, CB1 3AX

Guide Price £535,000 Freehold



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Energy Rating Band D

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

The accommodation comprises; timber and glazed front door to entrance hall with stairs to first floor, dado rail and radiator. Sitting/ dining room featuring a wood burner stove with slate hearth, timber flooring, double glazed sash window to front elevation, storage cupboard and radiators.

Kitchen with a sink unit and range of wall and base units, electric hob and oven, extractor hood, tiled surrounds and door to rear garden. Utility with plumbing for washing machine, modern bathroom comprising bath with shower over and glass screen, hand wash basin and WC, tiled surrounds and towel rail. First floor landing with cupboard housing gas fired boiler serving hot water and central heating, Bedroom 1 with 2 sash windows to the front elevation and radiator, bedroom 2 with cast iron fire place and radiator. Bedroom 3 with sash windows with views of the rear garden.

Outside is a pleasant garden laid to lawn with partial timber fencing and rear pedestrian access at the bottom of the garden.

Tenure: Freehold

Services: Mains water, drainage, electricity and gas

Council Tax: 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.

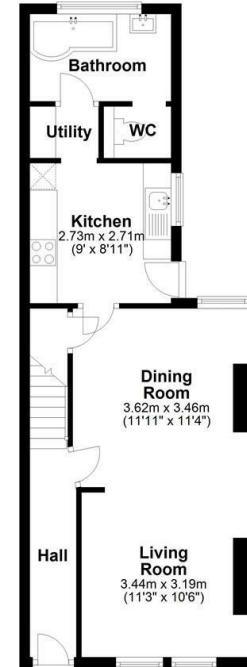
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * 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

Established. Independent. Passionate

Ground Floor
Approx. 45.3 sq. metres (487.4 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 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

