



The Old House, 6 Thrifts Walk, Cambridge, CB4 1NR  
Guide Price £575,000 Freehold



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**AN INDIVIDUAL AND CHARACTERFUL, DOUBLE-FRONTED, 3-BEDROOM DETACHED FAMILY HOME WITH SPACIOUS AND LIGHT ACCOMMODATION, OCCUPYING A VERY QUIET AND PLEASANT POSITION TO THE END OF A CUL-DE-SAC, JUST NORTH OF THE RIVER CAM. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- Detached period residence
- 116 sqm / 1,250 sqft
- Living/family room and kitchen/dining room
- Southerly courtyard garden
- Plot size of 0.08 acres
- Quaint, cul-de-sac location
- 3 double bedrooms and 3 bathrooms
- Gas-fired central heating to radiators
- Garage and parking space
- No onward chain

This charming cottage occupies a rather quaint location on a scarcely available cul-de-sac to the north of the city centre. The property is presented in good order throughout and benefits from spacious, well-arranged accommodation ideally suited to a family.

The property opens into the entrance lobby, which has stairs to the first floor, store cupboard and attractive terracotta tiles with wooden inlay, which continue into the kitchen/dining room. Benefitting from a range of fitted units with marble worktops, the kitchen has a Butler sink, gas hob, integrated double oven, space for fridge/freezer, plumbing for dishwasher, pantry cupboard and double doors opening onto the courtyard. The L-shaped, open plan living/family room also has patio doors to the courtyard and includes a gas fire, fitted cupboards, a side door and window. A rear lobby also has an outside door and leads to a utility/wet room, which has a mains shower, WC, plumbing for washing machine and a gas-fired boiler.

On the first floor, the landing has a south-facing window overlooking the courtyard, hatch to the loft space and an airing cupboard with hot water cylinder. There are three bedrooms, all of which are double in size, with the master bedroom including fitted wardrobes and an ensuite shower room with three piece suite. The family bathroom is mainly tiled and includes a paneled bath with electric shower over, pedestal wash basin and WC.

Outside, the property is approached by a paved road, which is collectively owned by 5 – 7a, with this property benefitting from an allocated garage, adjoining store and a parking space. A pedestrian gate opens into the private, walled courtyard, which has a southerly aspect, a mature silver birch tree and a range of shrubs. A pathway surrounds the perimeter of the property, allowing access from the side and rear.

**Location**

Thriffs Walk is a quiet no-through road, which is situated off Chesterton High Street and is within walking/cycling distance of Cambridge city centre, Cambridge North railway station and the Science Park. The 'Walk' is noted for its Grade II Listed 19th century gas lamp, which is still operating today. The River Cam, Stourbridge and Midsummer Common are also within easy walking or cycling distance and a variety of shops and other facilities are close by on the High Street itself.

**Agent's Note**

The vendors of this property have been advised that the roof will need retiling.

There is a right of way across the courtyard area in front of the house (shared with nos. 5, 7 and 7A). Details are available on request.

The birch tree in front garden has a tree preservation order.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

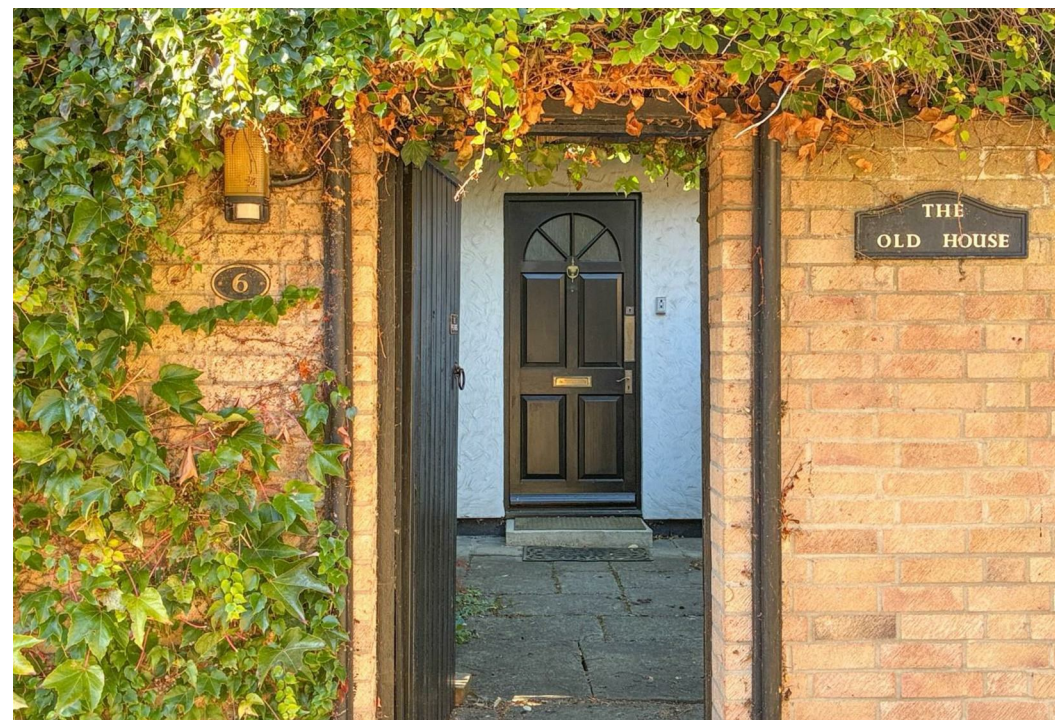
Council Tax Band - E

**Fixtures and Fittings**

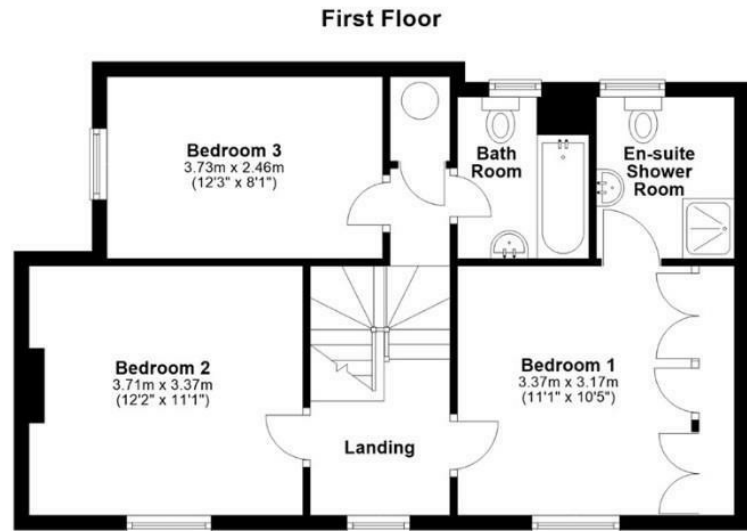
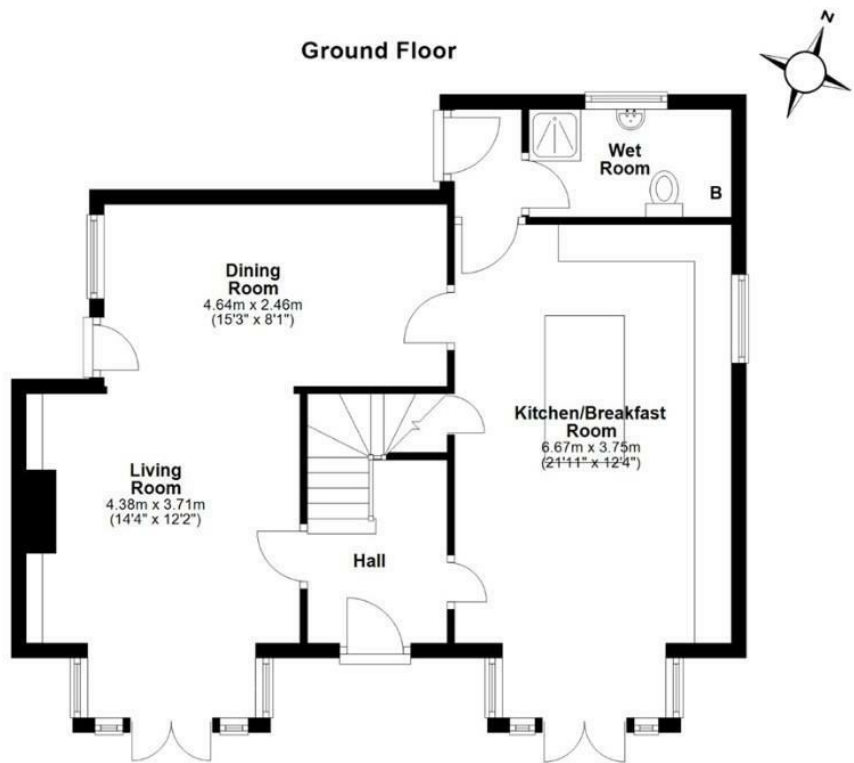
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 116 sqm (1250 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



