



St Thomas's Square, Cambridge
CB1 3TG



pocock & shaw

Residential sales, lettings & management

119 St Thomas's Square
Cambridge
Cambridgeshire
CB1 3TG

An extended 4 bedroom semi-detached home in a conveniently located residential square to the south side of the city.

- Sought after south city location
- Extended semi detached property
- 4 Bedrooms
- Wet room and bathroom
- Sitting room and dining room
- Utility area
- Mature rear garden
- Driveway parking and front garden area.

Guide Price £495,000



St Thomas's Square is located off Cherry Hinton Road in one of Cambridge's popular residential areas allowing convenient access to the main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Queen Edith and Netherhall Schools and close to Hills Road Sixth Form College. Location allows access to local facilities including a Budgens Superstore and number of other local shops.

An extended three/ four bedroom semi-detached house in a popular south city location. The property, which is of Laing Easiform concrete construction is offered with no upward chain and in detail, the accommodation comprises;

Ground Floor Part glazed door and side panel to

Porch with glazed door to

Entrance hallway with coving, stairs to first floor, understairs cupboard, coat hooks, radiator.

Sitting room 13'3" x 12'8" (4.03 m x 3.85 m) with large window to front, doorway aperture (currently boarded) to dining room, radiator, pendant light on dimmer control.

Kitchen 9'9" x 10'3" (2.97 m x 3.12 m) with window to rear with views to garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, electric cooker point with stainless steel chimney extractor hood over, space for fridge/freezer, small breakfast bar area, stainless steel sink unit and drainer, wall mounted Vaillant gas combination boiler, ceramic tiled flooring, door to side hallway (see later) and door to

Dining room 10'4" x 9'0" (3.16 m x 2.75 m) with window to rear with views to garden, radiator.

Side hallway with ceramic tiled flooring, door to bedroom 4, sliding door to wet room and opening onto

Utility room 6'11" x 6'9" (2.12 m x 2.05 m) with part glazed door to side and window to rear, space and

plumbing for washing machine, space for fridge/freezer and clothes dryer, ceramic tiled flooring.

Wet room with fully tiled walls, shower area with floor drain and chrome shower unit, wash handbasin with inset mirror over, WC, extractor fan, chrome heated towel rail.

Bedroom 4 18'10" x 7'3" (5.73 m x 2.22 m) with window to front, fitted wardrobe cupboard and shelving to one wall, work top with sink unit, tiled splashbacks, strip light (with shaver point) over, radiator.

First Floor

Landing with window to side, loft access, doors to

Bedroom 1 10'4" x 11'7" (3.14 m x 3.52 m) with window to front, radiator, built in recess with clothes hanging rail, further built in wardrobe cupboard with clothes hanging rail, tiled (boarded) fireplace.

Bedroom 2 11'3" x 10'3" (3.43 m x 3.13 m) with window to rear, radiator, built in recess with clothes hanging rail.

Bedroom 3 8'3" x 8'4" (2.52 m x 2.55 m) with window to front, radiator, built in wardrobe cupboard with hanging rail.

Bathroom with two windows to side, panelled bath with fully tiled surround and chrome shower unit over, WC, wash handbasin with mirror, strip light and shaver point over, chrome heated towel rail, fully tiled walls, built in cupboard.

Outside Lawned front garden area with screening borders and adjacent driveway providing off road parking for one vehicle. Mature rear garden 8m x 4m (approx) with a high degree of privacy, paved patio area adjacent to the rear of the property leading to a lawned area and paved path. Mature trees, rear access gate, hedge boundary to one side and timber fencing to rear and one side, outside tap, timber shed.

Services All mains services.



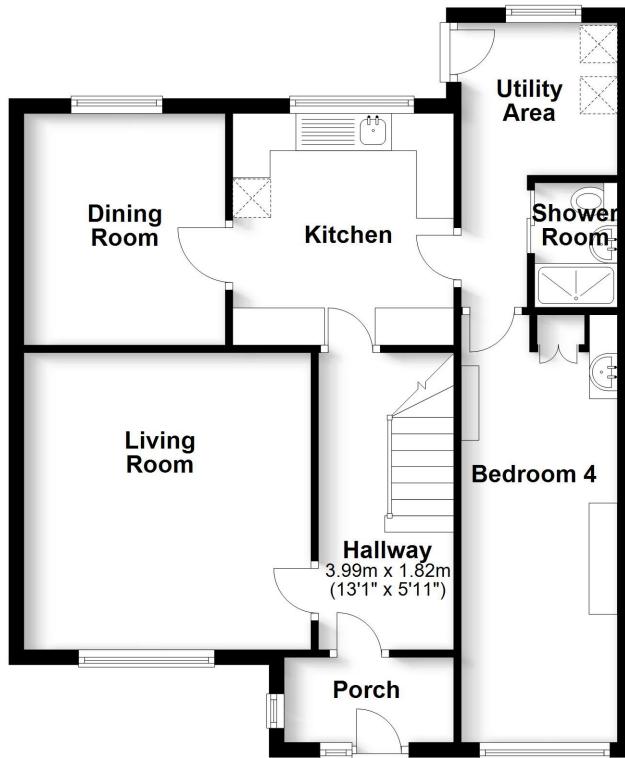
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw

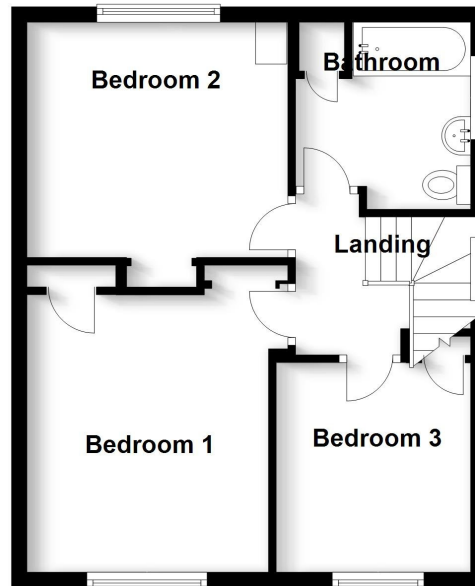
Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			