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89 sqm / 957 sqft

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Garage

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161 sqm / 0.03 acre

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1970's

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Mid-terraced house

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EPC - D / 55

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3 bed, 2 recep, 1.5 bath

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Council tax band - C

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St. Thomas Close

A well-positioned terraced house with garage and west-facing garden, situated in a peaceful traffic-free location, close to the heart of this popular village and less than 5 miles from Cambridge City Centre.



Guide Price  
£290,000



No.49 St. Thomas Close is set on a quiet footpath just off Fox's Way, a short walk from the recreation ground and just over a mile from Comberton Village College. The property has been lived in by the same owner for over 30 years and enjoys a west-facing plot, with its rear garden getting the afternoon and evening sun.

The accommodation briefly comprises an entrance porch with cloakroom W.C, access to an inner hall with understairs storage area and stairs to the first floor. The kitchen is fitted with a range of units and has space / plumbing for various appliances. There is a good sized sitting room with a feature fireplace and views over the rear garden. completing the ground floor accommodation is a double glazed conservatory with doors to the rear garden.

Upstairs are three bedrooms, bedroom two housing the airing cupboard. The bathroom is finished with a white suite and includes a corner bath with shower over. The landing provides access to a loft.

Outside there is an open-plan front garden which has been principally shingled and stocked with a number of shrubs. The west-facing rear garden has a patio, the remainder is laid to lawn and enclosed by fencing. There is a storage shed and raised patio at the foot of the garden, coupled with a rear gate which leads to a single garage located nearby, just a 10 second walk away.

Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond.

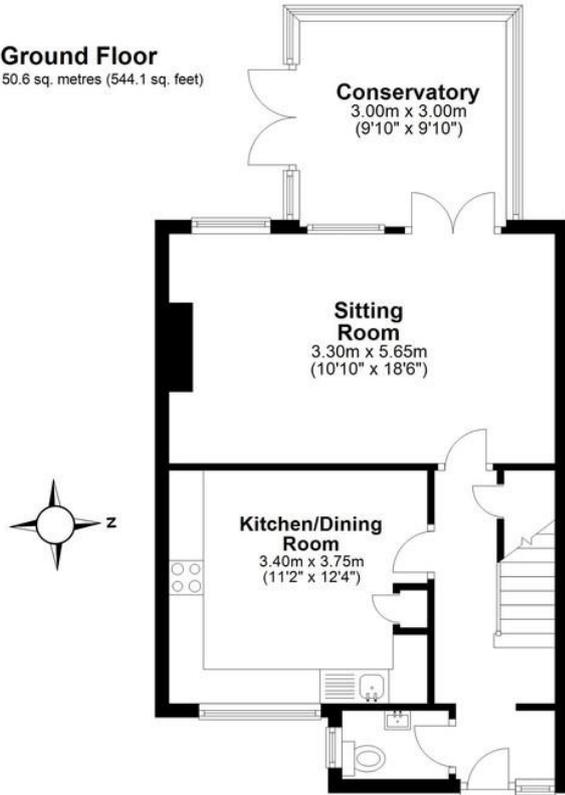
The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors' surgery, dentist, public house, butchers, hairdresser and a large recreation ground.

For the commuter the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.



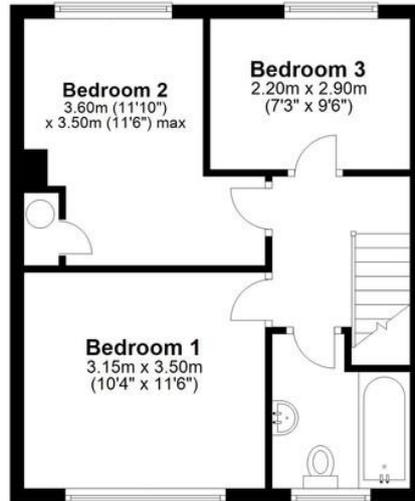
**Ground Floor**

Approx. 50.6 sq. metres (544.1 sq. feet)



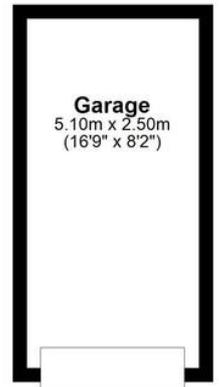
**First Floor**

Approx. 38.4 sq. metres (412.9 sq. feet)



**Garage**

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

Total area:  
Approx. 89 sq m  
(957 sq ft)



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