



**St. Thomas Close, Comberton Cambridge CB23 7DN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **St. Thomas Close, Comberton Cambridge**

A competitively priced and spacious extended three bedroom terrace family home in a traffic free location within this popular village just 5 miles from Cambridge with excellent local facilities.

### **Location**

Comberton is a popular village some five miles south west of Cambridge with a range of local facilities including a village store, public house, a butcher's, a primary school and an award winning secondary school. There is direct access to London via the M11 which is some 3 miles away which in turn links to the A14 and A1.

### **Accommodation**

#### **Entrance Hall**

there is a welcoming Entrance Hall with stairs leading to the first floor with storage area under. Tiled flooring. Radiator. Doors to:-

#### **Cloakroom**

comprising of a close coupled W.C. Wash hand basin. Radiator. Opaque window to side aspect.

#### **Kitchen/Breakfast**

comprising of a stainless steel sink unit with plumbing for washing machine and slim line dishwasher. A range of top and base units with roll top work surfaces over. Electric cooker. Electric hob. Double glazed window to front aspect. Radiator.

#### **Lounge/Diner**

a good size room for all the family. Laminate flooring. Radiator. Double glazed window to rear aspect. Chimney breast. French doors to:-

#### **Conseatory**

Double glazed windows to three sides. French doors leading out to the garden.

#### **First Floor Landing**

loft access. Doors to:-

#### **Bedroom 1**

a good size double with double glazed window to front aspect. Radiator.

#### **Bedroom 2**

another good size double with double glazed window to rear aspect. Radiator. Airing cupboard.

#### **Bedroom 3**

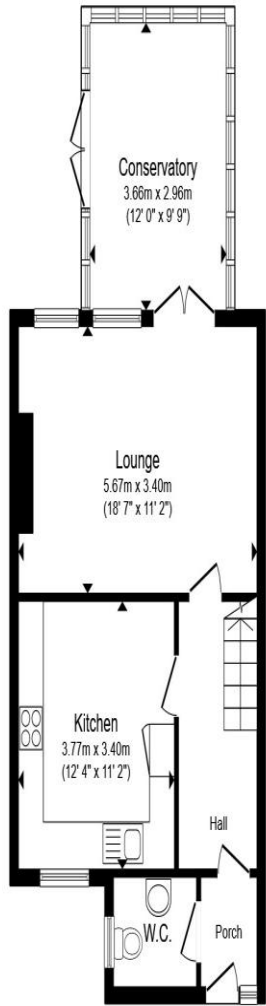
a good size single with double glazed window to rear aspect. Radiator.

#### **Bathroom**

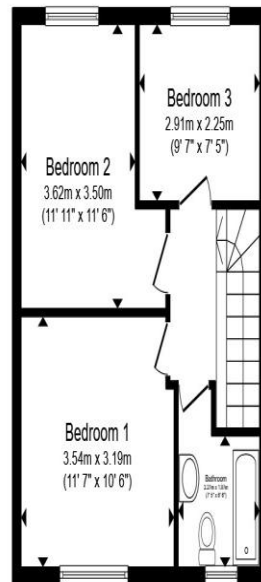
recently refitted comprising of low level W.C. Vanity wash hand basin. Panelled bath with shower over. Heated towel rail. Opaque double glazed window to front aspect.

#### **Outside**

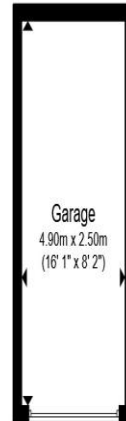
The property is situated within a traffic free cull de sac set back from the path beneath a pitched and tiled roof. There is an open plan front garden with paved pathway leading to the front door. The rear garden is laid mainly to lawn with a timber sheds and gated rear access to a garage in a nearby block.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 107.8 m<sup>2</sup> (1,160 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**St. Thomas Close,**  
**Comberton Cambridge**

- Extended Three Bedroom Terrace Family Home
- Cloakroom
- Kitchen/Breakfast
- Lounge/Diner
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£325,000**



**check out more properties at [sequencehome.co.uk](https://www.sequencehome.co.uk)**



Property Ref:  
HIS100107 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**01223 214400**



[histon@tylers.net](mailto:histon@tylers.net)



19 High Street, CAMBRIDGE, Cambridgeshire,  
CB24 9JD



[sequencehome.co.uk](https://www.sequencehome.co.uk)