



Orchard Estate, Cherry Hinton, Cambridge

Price: Freehold £400,000 offers over

- A Property With Potential
- Large Garden
- 25'6" x 10'7" Brick Garage
- Convenient and Sought After Location
- Two Reception Rooms
- Gas Radiator Central Heating

EPC Rating: E



Cherry Hinton itself is a highly sought after area due to the excellent local amenities and facilities it has to offer its residents. Addenbrookes Hospital and ARM Holdings, a large local Employer, are both within close proximity.

The area is highly popular with commuters thanks to its excellent access to Addenbrookes (1.5 miles), Cambridge railway station (1.5 miles) and on to the city centre (2.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Benefits also include excellent bus links into the centre of Cambridge and easy access on to the A14 and M11 for anyone commuting elsewhere.

Accommodation in brief comprises:

Entrance Hall

Sitting Room 13'3" (into bay) x 11'7" (4.04m x 3.53m)

Living /Dining Room 20'9" x 11'3" (6.32m x 3.42m)

Kitchen 8'8" x 8'3" (2.64m x 2.51m)

Laundry Room 8'1" x 5'3" (2.46m x 1.60m)

Cloakroom

First Floor Landing

Bedroom One 13'9" x 10'3" (4.19m x 3.12m)

Bedroom Two 11'10" x 10'2" (3.60m x 3.09m)

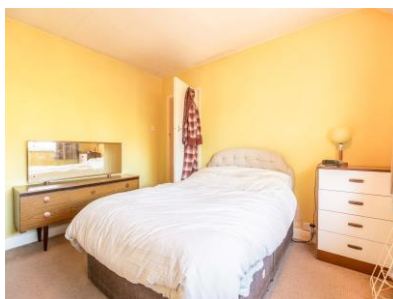
Bedroom Three 8'9" x 5'11" (2.66m x 1.80m)

Family Bathroom

Outside - To the FRONT of the property is small grassed area. The driveway leads down the side of the property to the Garage (25'6" x 10'7") with up and over door with windows to side and door. The 100'+ REAR garden is laid to lawn surrounded by fence and hedging. There are 3 Timber Sheds.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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