41 Orchard Street, Cambridge, CB1 1JS

Guide Price £475,000 Freehold

REDMAYNE ARNOLD & HARRIS

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**A CHARMING, REGENCY ERA TERRACED HOUSE OFFERING EXTENDED ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS AND A FIRST-FLOOR BATHROOM. THE PROPERTY ENJOYS A SUPERB, CENTRAL POSITION ON AN ATTRACTIVE STREET OPPOSITE CHRIST'S PIECES AND REQUIRES REFURBISHMENT THROUGHOUT. NO ONWARD CHAIN.**

- 67 sqm / 725 sqft
- Requires complete refurbishment throughout
- 2 bed, 2 recep, 1 bath
- Southwesterly courtyard garden
- Residents permit parking
- Georgian mid-terrace house
- Superb, central location
- Extended rear kitchen
- Gas-fired central heating to radiators
- EPC - C / 69

This characterful, terraced house has been owned by our client for over 60 years and provides a superb opportunity to renovate a period property on the desirable Orchard Street, which is ideally positioned within proximity of the historic city centre and surrounding green spaces. The property offers well-proportioned accommodation, which is courtesy of a two-storey extension and requires sympathetic modernisation throughout.

In brief, the ground floor accommodation comprises a living room, a dining room and a separate kitchen.

On the first floor, there are two comfortable double bedrooms and a bathroom which is fitted with a three-piece suite.

Externally, the property enjoys a private, southwest-facing courtyard garden, which is mainly paved and fully enclosed by wall and fencing.

### Agent's Note
There is an active gas account on a brand new smart meter but the connection is currently capped off. The boiler has not been used for 10 years and the water is turned off. It will be up to prospective purchasers to undertake their own checks as to its viability.
The electricity is currently on a brand new smart meter with British Gas with prepay or monthly options and prospective purchasers will only need to change the account to their name with a supplier of their choice.

### Location
Orchard Street is in a wonderful location close to Christ's Pieces and all the amenities of Cambridge city centre. This quiet street runs between Clarendon Street and Emmanuel Road and forms part of the highly regarded central residential location close to the Grafton Centre, Parker's Piece and Midsummer Common. The street is within a conservation area and the city centre and many facilities offered by the University are all within walking distance. Parking is by residential permit parking on nearby streets.

### Tenure
Freehold

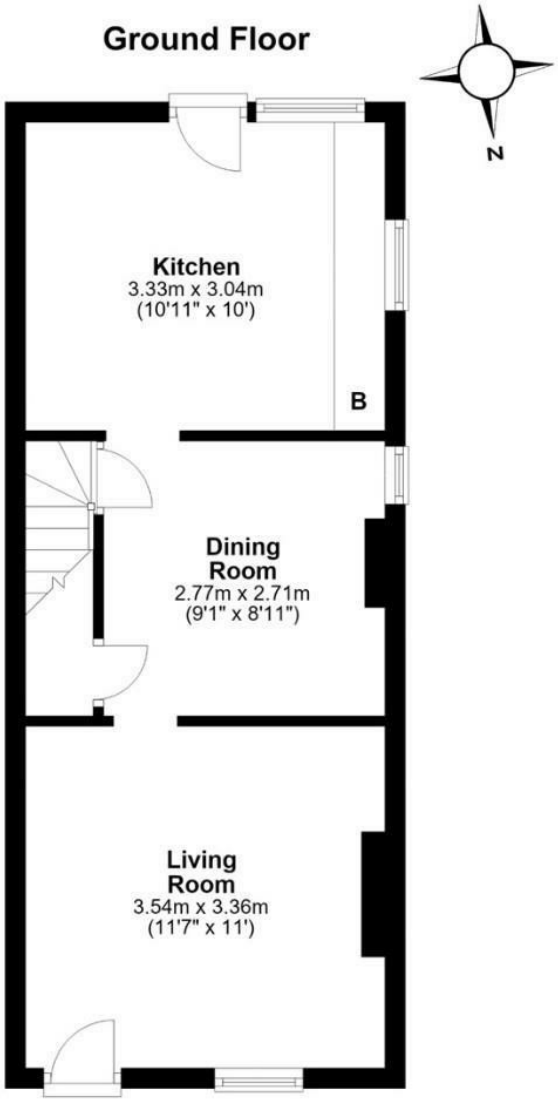
### Services
Main services connected include: water, electricity, gas and mains drainage.

### Statutory Authorities
Cambridge City Council.
Council Tax Band - D

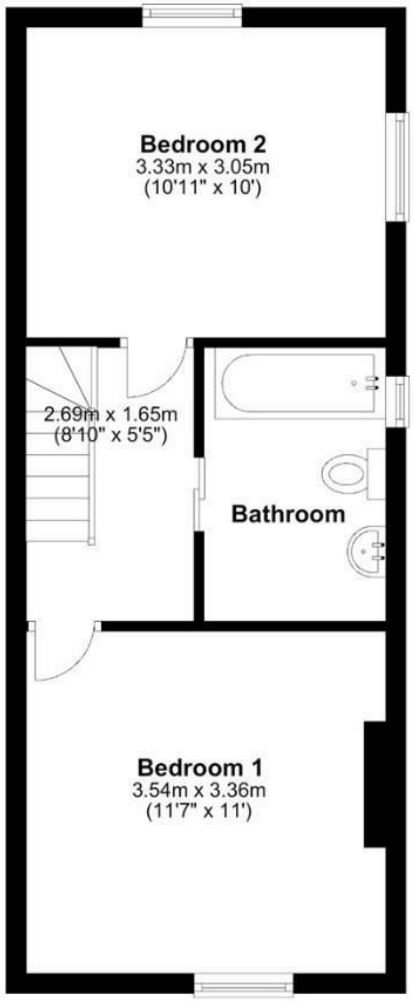
### Fixtures and Fittings
The vendors inform us that unless specifically mentioned in these particulars, all fixtures and fittings are included within the sale of the freehold interest.

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

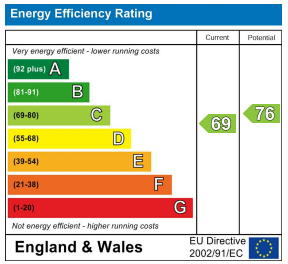
## Ground Floor




## First Floor




**Approx. gross internal floor area 67 sqm (725 sqft)**




**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.**