



Topper Street, Cambridge  
**£245,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Two Bedrooms
- Open Plan Kitchen/Living Area
- En-Suite to Master
- Single Garage
- Access to Local Amenities

Upon entering the property, there is a useful entrance area providing space for coats and shoes. To the right-hand side is the garage, which the current seller has adapted to allow internal access directly from the property.

The accommodation further benefits from a spacious open-plan kitchen and living area, offering a bright and modern space ideal for both everyday living and entertaining. Both bedrooms are comfortably sized, with the principal bedroom benefitting from an en-suite shower room. The second bedroom is a versatile space, whether used as a single bedroom or an office / study space which is served by the family bathroom.

The property also provides ample storage options both in the hallway and the kitchen. The property



has recently been modernised and updated throughout and is well presented, making it an ideal purchase for first time buyers, downsizers, or investors.

Orchard Park is a popular and well-connected development, conveniently located close to Cambridge Science Park and the city centre, with excellent access to the A14, A10 and the M11.

#### Measurements

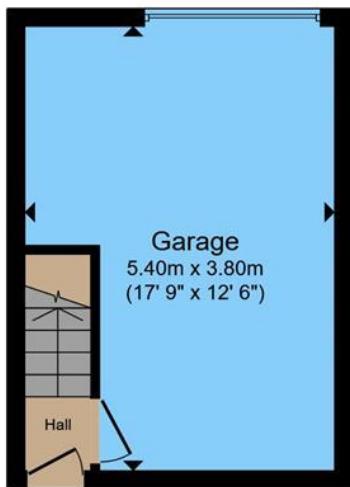
Kitchen / Living Room - 5.40m x 4.15m / 17'9 x 13'7

Bedroom One - 3.97m x 2.54m / 13'0 x 8'4

Bedroom Two - 2.48m x 1.98m / 8'2 x 6'6

Garage - 5.40m x 3.80m / 17'9 x 12'6





**Ground Floor**



**First Floor**

Total floor area 68.2 m<sup>2</sup> (734 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.propertybox.io](http://www.propertybox.io)

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To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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