



Orchard Street, Cambridge, CB1 1JS

CHEFFINS

Orchard Street

Cambridge,
CB1 1JS

- Victorian Mid-Terrace
- Two Bedrooms
- Open Plan Kitchen/Breakfast Room
- Utility Room
- First Floor Bathroom
- Low Maintenance Rear Garden With Access
- No Onward Chain

An excellent opportunity to acquire this charming Victorian terraced property, offering well-balanced accommodation arranged over two floors and complemented by a low-maintenance rear garden. Situated on a highly sought-after and picturesque residential street in the heart of Cambridge, the property provides superb access to the wide range of amenities the city has to offer. Offered with no onward chain.



Guide Price £575,000





LOCATION

Orchard Street occupies a prime position in the heart of Cambridge, just moments from the city's historic core. This highly sought-after and vibrant location offers immediate access to an exceptional range of amenities, including independent shops, cafés, restaurants and public houses, as well as the Grafton Centre and Grand Arcade for more extensive shopping. The property is ideally placed for many of the city's key employers, including the University of Cambridge and the nearby Science and Business Parks, while also being within easy reach of Anglia Ruskin University. Cambridge railway station is conveniently accessible, providing regular services to London King's Cross and Liverpool Street, making the location particularly attractive for commuters. In addition, the area benefits from a variety of green open spaces such as Parker's Piece, Midsummer Common and Christ's Pieces, all within walking distance, offering attractive recreational opportunities alongside city living.

FRONT DOOR

step up into:

SITTING ROOM

carpeted, inset doormat, cupboard housing gas meter, coat hanging rail, LED spotlights, sash window with external shutters, feature cast iron fireplace with stone hearth, radiator, wall lights.

DINING ROOM

carpeted, LED spotlights and wall lights, radiator, space underneath stairs for storage, cupboard housing electricity meter and fuse box, door into:

KITCHEN

with tile effect laminate flooring, range of floor and wall units with laminate worktop, integrated Lamona oven and 4 ring gas hob with extractor fan, one and a half stainless steel sink and drainer with mixer tap, integrated Sharp dishwasher, integrated fridge/freezer, part tiled walls, LED spotlights, radiator, upvc double glazed doors leading out onto rear garden.

UTILITY AREA

with continuation of the tile effect laminate flooring, wall storage cupboards, laminate worktop, washing machine and dryer (included), cupboard housing combination boiler,

upvc double glazed window overlooking the rear garden, LED spotlights, extractor fan, Velux window allowing light.

ON THE FIRST FLOOR

LANDING

carpeted, access into loft, downlight, airing cupboard, light tube allowing additional light into landing area.

PRINCIPAL BEDROOM

carpeted, timber frame sash window, radiator, feature fireplace with timber mantelpiece and brick hearth, built-in storage cupboard with hanging rail, downlight.

BEDROOM 2

carpeted, upvc double glazed windows overlooking rear of the property, radiator, downlight.

BATHROOM

with tile effect laminate flooring, part tiled walls, four piece suite comprising walk-in tiled shower, bath, wash hand basin and low level w.c., two heated towel rails, LED spotlights, Velux window, inset shelving, extractor fan.

OUTSIDE

The property is approached via pathway leading to front door.

The rear garden is block paved perfect for outside seating and alfresco dining. Timber gate leading to passageway at the rear for bins. The rear garden is fully enclosed via wall, outside electricity, outside tap.



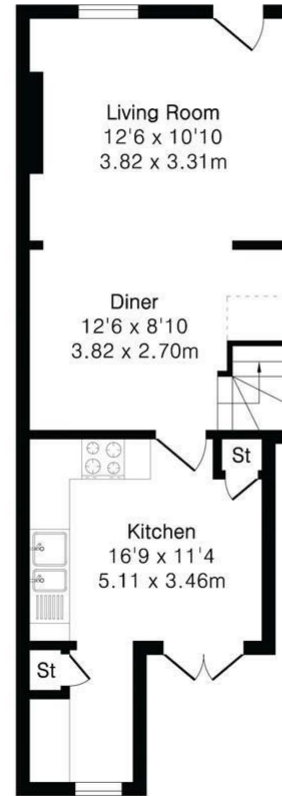




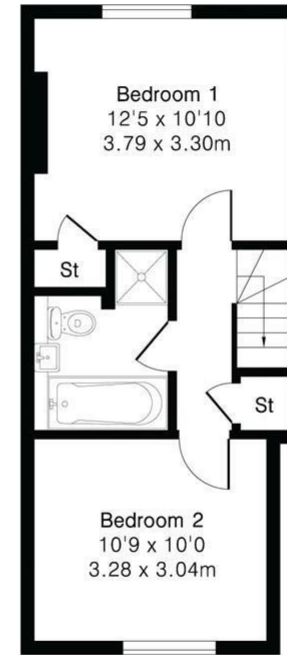
Approximate Gross Internal Area 773 sq ft - 72 sq m

Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 369 sq ft – 34 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £575,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.