



Orchard Court, Orchard Street, Cambridge
CB1 1PR

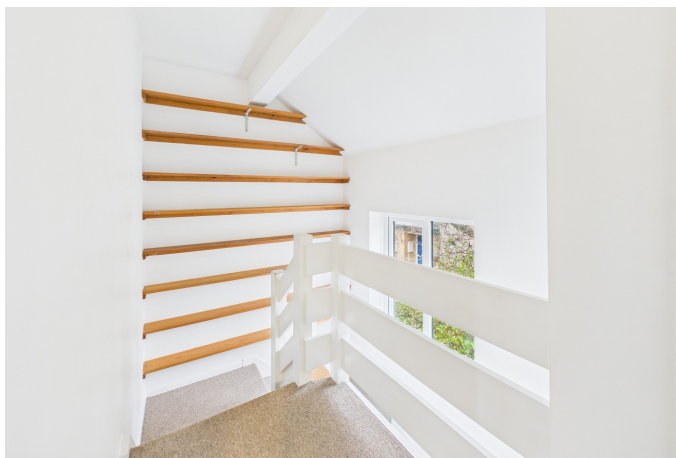
Pocock+Shaw

1 Orchard Court
Orchard Street
Cambridge
Cambridgeshire
CB1 1PR

Modern 3 bedroom house in the heart of the city.

- Prime central location
- Modern first floor bathroom
- Garage/study area and residents' permit parking scheme
- Spacious living room
- Cloakroom
- Gas central heating,
- Front garden area
- No upward chain

Guide Price £565,000



Modern 3 bedroom house in the heart of the city. Orchard Street is a super location close to Christ's Pieces and all the amenities of Cambridge City Centre and forms part of the highly regarded Kite area. The street is within a conservation area and there is traffic - free pedestrianised access at the front of the property

The property offers well- proportioned accommodation with a garden area to the front and an integral garage. Offered with no upward chain, the accommodation in detail comprises;

Storm porch with part glazed door to

Entrance hall stairs to first floor, coat hooks.

Kitchen 9'1" x 6'6" (2.78 m x 1.98 m) window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, built in Lamona gas hob with oven below and stainless steel chimney extractor hood over, Beko dishwasher, under counter fridge and freezer, radiator, wall mounted Logic gas central heating boiler.

Living room 18'0" x 11'9" (5.48 m x 3.57 m) with two windows to rear, two radiators, wall light points.

Garage/Study area 14'1" x 8'2" (4.30 m x 2.50 m) with part glazed timber doors to front, radiator, tongue and groove pine panelling to ceiling with recessed spotlights, wall uplighting, cork tiled flooring, power points, access to the

Utility area with space and plumbing for washing machine, power points, lighting.

Landing with window and shelving to half landing, airing cupboard with factory lagged hot water tank and slatted wood shelving, fixed metal ladder to loft void.

Bedroom 1 12'8" x 12'1" (3.87 m x 3.69 m) with window to rear, radiator, recess with clothes hanging rail and shelving over

Bedroom 2 14'1" x 8'2" (4.29 m x 2.48 m) with bay window to rear, radiator, fixed shelving units, recess with clothes hanging rail and shelving over.

Bedroom 3 9'3" x 7'0" (2.82 m x 2.13 m) with window to front, recess with clothes hanging rail, shelving and coat hooks, radiator.

Bathroom with panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, vanity wash handbasin with mirror fronted cabinet, striplight and shaver point over, WC, radiator, chrome heated towel rail, extractor fan.

Outside Low maintenance garden area to front

Services All mains services

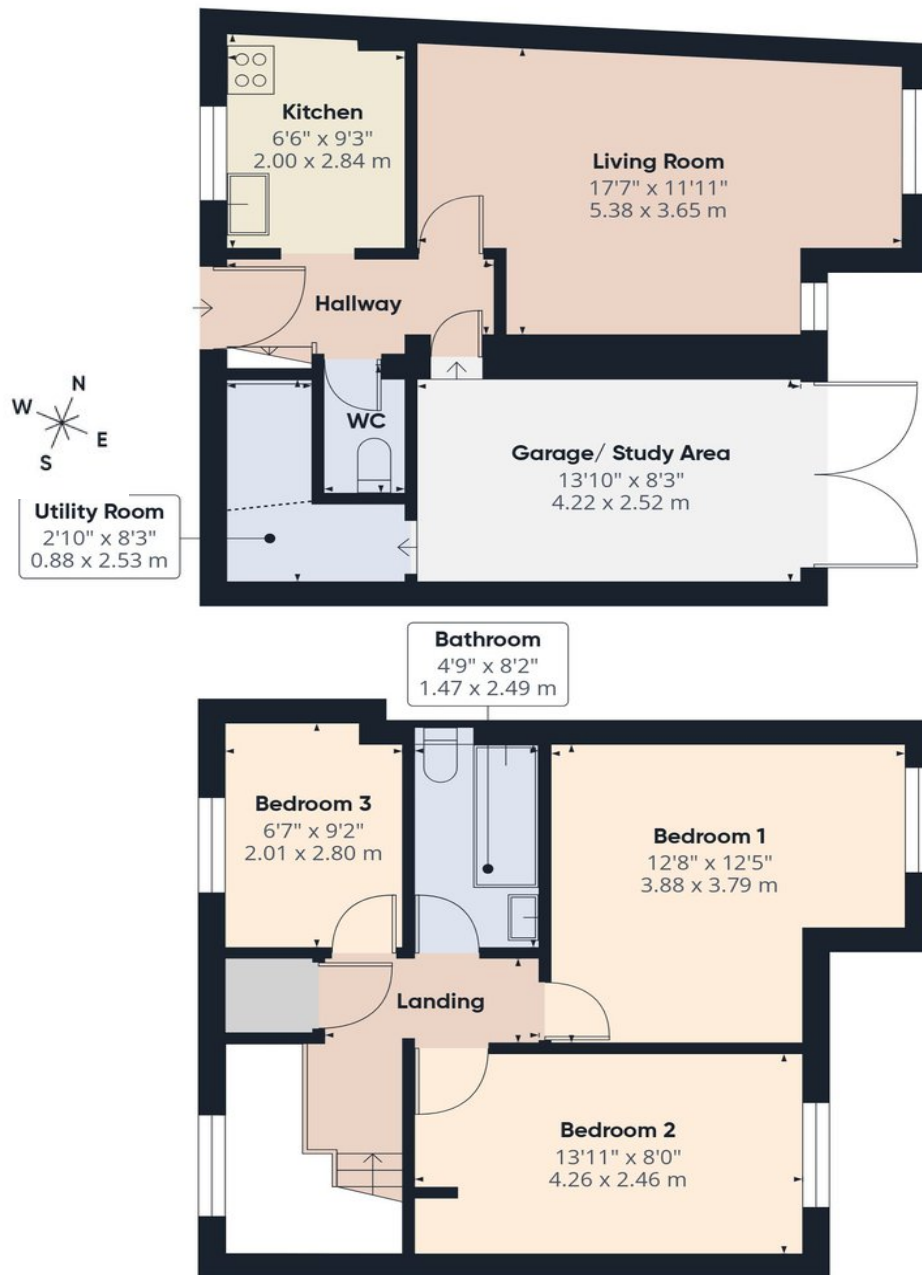
Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

854 ft²

79.3 m²

Reduced headroom

15 ft²

1.4 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested