



6 Orchard Court, Orchard Street, Cambridge, CB1 1PR
Guide Price £495,000 Freehold



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A SIGNIFICANTLY IMPROVED TWO-BEDROOM MODERN HOUSE BENEFITTING FROM A GARAGE, OCCUPYING A PRIME CENTRAL LOCATION, MOMENTS FROM THE HISTORIC CENTRE AND LARGE OPEN GREEN SPACES. THIS IDEAL STARTER HOME OR PIED-A-TERRE IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 636 sqft / 59 sqm
- 2 beds, 1 reception, 1 bathroom
- Refitted kitchen and first-floor bathroom
- No onward chain
- EPC – C / 72
- Modern house built in 1983
- Garage providing parking
- Double-glazed windows
- Total plot size 0.02 acres
- Gas (combination boiler) central heating to radiators

6 Orchard Court is located along a pedestrianised lane within the charming Kite area of the city, moments from main shopping district and a selection of cafés, restaurants and public houses.

The property has been modernised in recent years and benefits from double-glazed windows, a refitted kitchen and bathroom and an updated heating system. A garage adjacent to the property offers rare secure parking for the area.

The accommodation is bright and airy and found in good decorative order throughout. The accommodation comprises an entrance hall with a staircase leading to the first-floor level and all ground floor accommodation. There is a well-equipped modern kitchen with a range of matching units and drawers, working surfaces with matching upstands and an inset stainless steel sink and draining unit, an integrated oven with an electric hob with an extractor fan above and space for freestanding appliances. A sitting/dining room with built-in storage cupboard completes the ground floor level.

Upstairs, a landing area leads to two bedrooms and a refitted bathroom suite with a cupboard housing the boiler. There is also a loft providing useful storage.

Outside, pedestrian access into the garage is from Orchard Court and vehicular access into the garage is from Elm Street.

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 Kite area, a central residential location, which is also close to the Grafton Centre, Parker's Piece and Midsummer Common. The street is within a conservation area of the city and many facilities offered by the University are all within walking distance.

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

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

Viewing

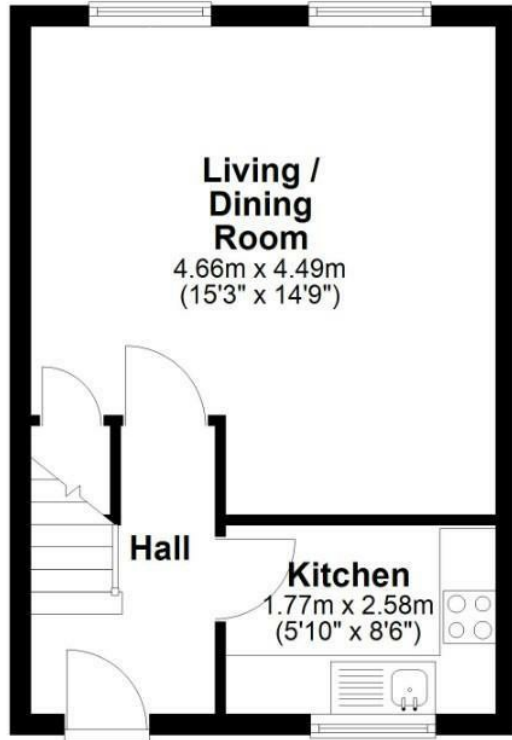
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





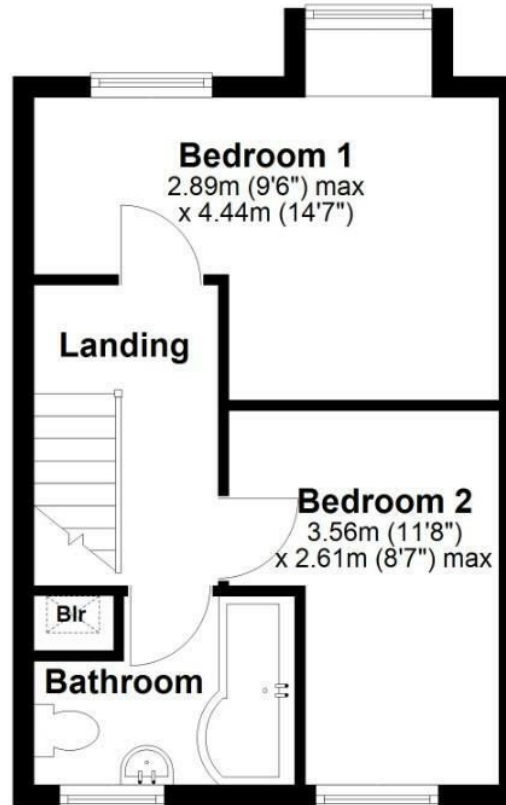
Ground Floor

Approx. 29.2 sq. metres (314.8 sq. feet)



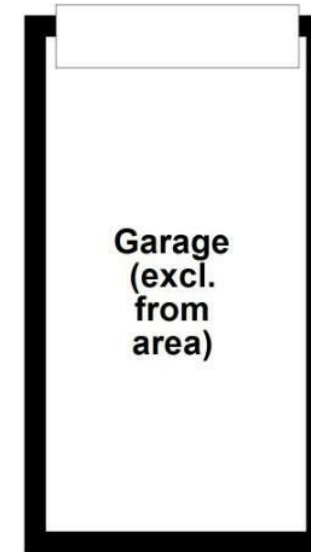
First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		72
(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

