



5 Orchard Street, Cambridge, CB1 1JS
Guide Price £995,000 Freehold



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A BEAUTIFULLY RENOVATED AND EXTENDED, GRADE II LISTED 3-BEDROOM COTTAGE, OCCUPYING A PRIME CENTRAL CITY LOCATION, AVAILABLE WITH NO ONWARD CHAIN.

- Grade II listed, terraced 3-bedroom cottage
- 2 reception rooms 1 bathroom
- Total plot size - approx 0.03 acres
- Permit parking available
- Built in 1830
- 904.9 sqft / 84.1 sqm
- Renovated and extended
- Gas-fired heating to radiators and underfloor
- Rented garage space on Earl Street
- No chain

5 Orchard Street believed to date back to 1830, is of brick elevations under a mansard roof with attractive and light filled accommodation arranged over two floors. The property has undergone a number of sympathetic improvements, and has been enlarged to create accommodation of over 900 sqft.

The current owners have meticulously renovated and thoughtfully extended the property in 2021, to create a blend of heritage and modern living, the most significant improvement is the circa 200 sqft. kitchen/dining room extension, with sleek floor to ceiling Crittall doors, underfloor heating, along with new windows on the first floor and new shower suite.

The accommodation comprises of a welcoming reception with handmade terracotta tiled floor, that flows seamlessly into the open plan kitchen dining room and shower room. The living room benefits from a Jotul wooden stove, built-in cabinetry. Bedroom three is located on the ground floor and offers versatile use as second reception room/study. The stunning open-plan kitchen and dining area, created as part of the 2021 extension, is flooded with natural light, this space is perfect for both everyday living and entertaining, featuring high-quality fittings, integrated appliances, and elegant finishes throughout. The shower room completes the ground floor accommodation fitted with a modern suite and double basin vanity.

The first floor comprises of two double bedrooms, both with built in cabinetry.

Outside you have enclosed courtyard garden, measuring 19'11" by 15'8", the owners have created rear vehicle access, to offer further parking along with permit parking and a garage space rented from Caius College on Earl 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 - E

Fixtures and Fittings

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

Viewing

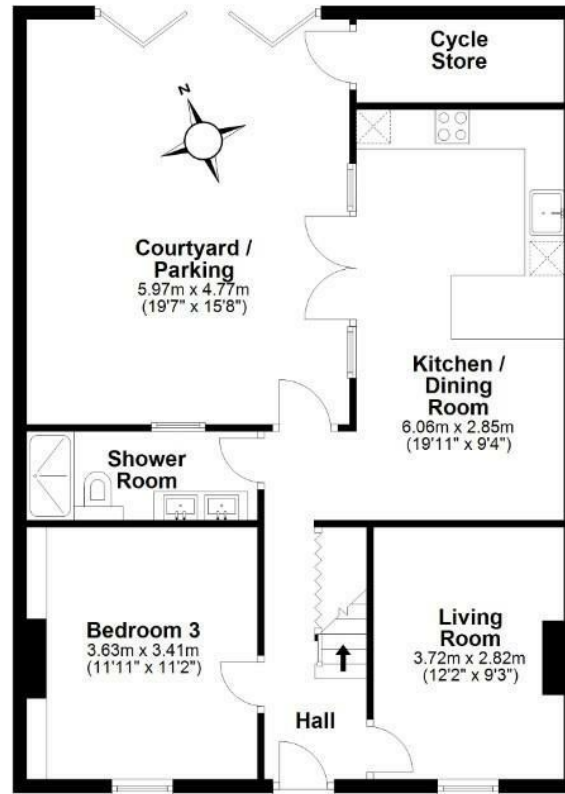
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





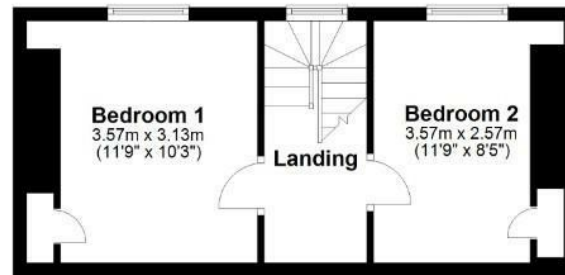
Ground Floor

Main area: approx. 57.6 sq. metres (620.4 sq. feet)
Plus courtyard: approx. 28.5 sq. metres (308.6 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



Main area: Approx. 84.1 sq. metres (904.9 sq. feet)
Plus courtyard, approx. 28.5 sq. metres (306.6 sq. feet)

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

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.



