



4 Orchard Court, Orchard Street, Cambridge, CB1 1PR  
Guide Price £500,000 Freehold



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**A MODERN 3-BEDROOM MEWS HOUSE BENEFITING FROM A GARAGE AND RESIDENTS PARKING, LOCATED IN THE KITE AREA OF THE CITY, MOMENTS FROM THE HISTORIC CENTRE AND MIDSUMMER COMMON.**

- 775 sqft / 72 sqm
- 3 bedrooms, 1 reception, 1.5 bathroom
- Prime central city location
- EPC – C / 70
- Modern mid-terrace house built in 1982
- Garage and residents' permit parking scheme
- Gas central heating to radiators
- No onward chain

This modern mid-terrace house on Orchard Terrace was built in 1982 and occupies a central city location along a traffic-free lane, off Clarendon Street. The property provides accommodation over two floors extending to 775 sqft and would be an ideal starter home or an investment purchase.

The ground floor accommodation comprises an entrance hall with a staircase leading to the first-floor level and a WC. There is a modern, well-equipped kitchen providing a range of storage units and drawers, working surfaces, an integrated oven with an extractor hood above and space and plumbing for white goods. A light and spacious living/dining room and an integral garage complete the ground floor accommodation.

Upstairs, the first-floor landing leads to an airing cupboard, a bathroom suite and three bedrooms.

Outside, the house is set behind a narrow front garden with a dwarf brick wall. Access to the garage is via Elm Street. The garage provides power and lighting.

This central city home requires sympathetic modernisation and is being sold with no onward chain.

**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.

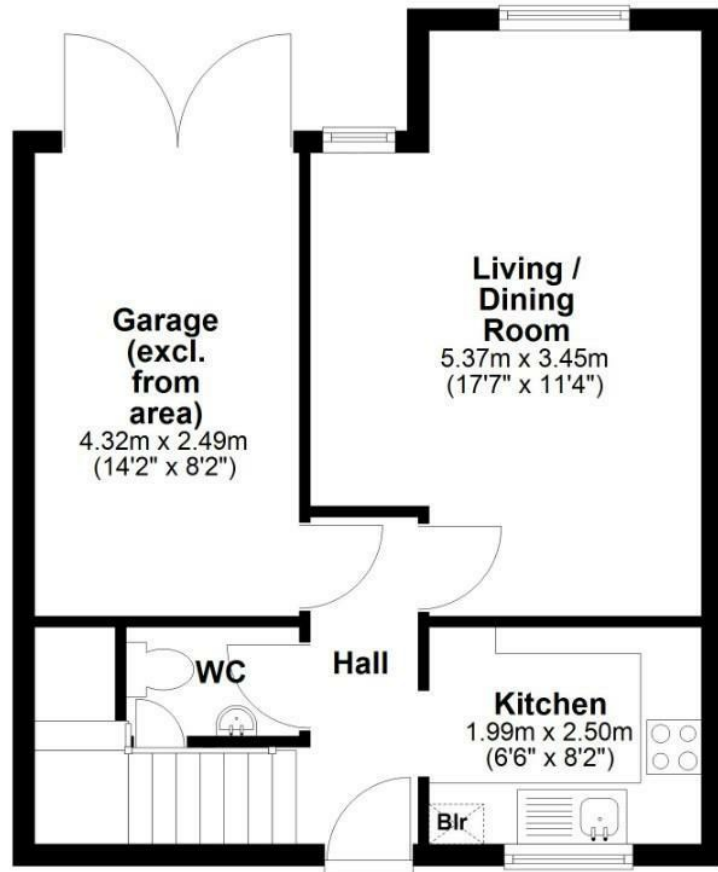
**Viewing**

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



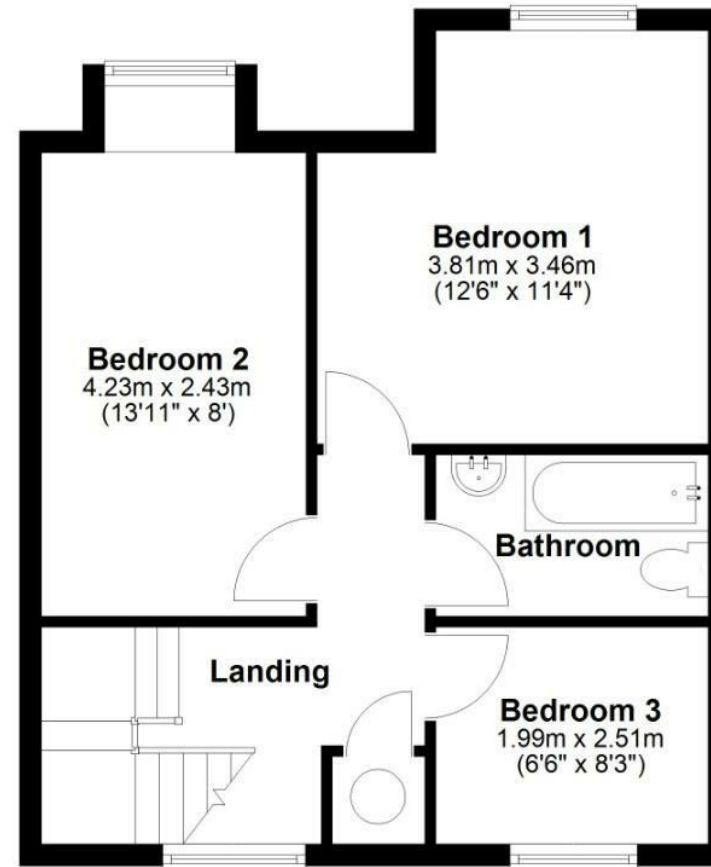
## Ground Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



## First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.6 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			
(81-91) B			
(69-80) C		70	79
(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	

