

40 Orchard Street, Cambridge, CB1 1JS

Guide Price £500,000 Freehold

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A CHARMING, TWO-BEDROOM VICTORIAN HOUSE WITH A SEPARATE GARDEN STUDIO AND COURTYARD GARDEN, ENJOYING A PEACEFUL POSITION ON AN ATTRACTIVE STREET OPPOSITE CHRIST'S PIECES, OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 59 sqm / 634 sq ft
- Superb, central location
- Studio/outbuilding
- Electric heating
- Residents permit parking
- Victorian mid-terraced house
- 2 bed, 1 recep, 1 bath
- Courtyard garden
- Brand-new instant water heater
- Council tax band: D

This characterful Victorian mid-terrace residence is situated on the sought-after Orchard Street, which is ideally positioned within proximity of the historic city centre and surrounding green spaces. No. 40 offers well-balanced accommodation and a wealth of period character.

The accommodation is arranged over two floors, complemented by a detached garden studio, well suited to home working or occasional guest use. The ground floor provides a semi open-plan layout, comprising a sitting/dining room with a sash window to the front elevation, centred around an original open fireplace, with fitted cabinetry and shelving to either side. The kitchen is fitted with a range of modern units, offering good storage and incorporating an integrated electric oven and hob, inset sink, and space for freestanding appliances, in addition to useful understairs storage. An inner lobby provides plumbing for a washing machine and gives access to a shower room and the rear garden. Fitted with a three-piece suite, the shower room includes an electric corner shower, wash basin and a WC.

To the first floor, a small landing leads to two bedrooms, both benefiting from built-in storage.

Externally, the property enjoys a private paved courtyard garden, which in turn leads to a well-constructed and insulated studio building, measuring approximately 3.2m x 3.2m, with power and lighting connected.

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 central residential location close to the Grafton Centre, Parker's Piece and Midsummer Common. The street is within a conservation area and the city centre and many facilities offered by the University are all within walking distance. Parking is not permitted on the street.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.
N.B. There is a gas connection to the property but it is currently disconnected.

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 interest.

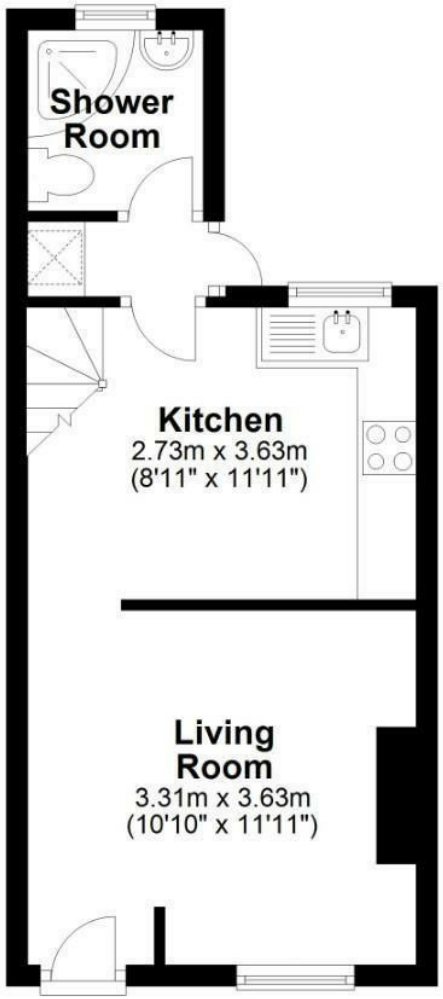
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





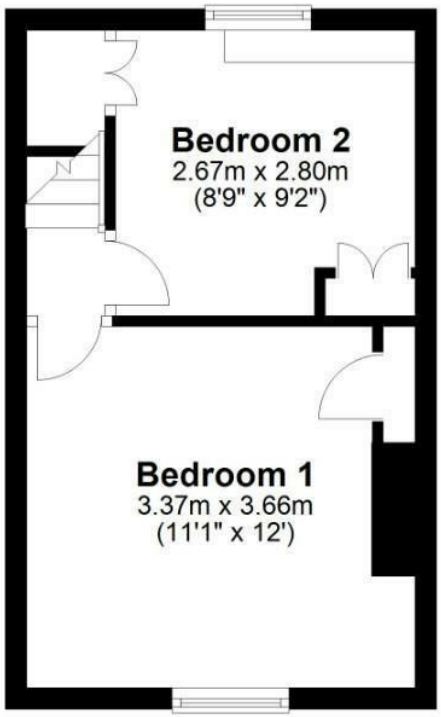
Ground Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



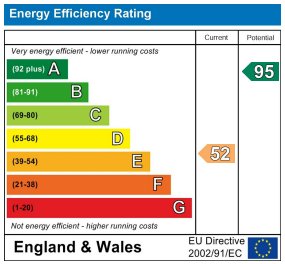
Outbuilding

Approx. 10.1 sq. metres (108.3 sq. feet)



Total area: approx. 59.0 sq. metres (634.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.










CREALITY

