



5 Orchard Street, Cambridge, CB1 1JS  
Guide Price £595,000 Freehold





## A CHARMING DOUBLE FRONTED GRADE II LISTED COTTAGE SITUATED IN THIS HIGHLY REGARDED CENTRAL LOCATION CLOSE TO CHRISTS PIECES WITHIN WALKING DISTANCE OF THE CITY CENTRE

Hall • sitting room • dining room • bathroom • kitchen • two good sized bedrooms • courtyard garden with outbuildings • range of period features • gas central heating • offered with no onward chain

5 Orchard Street is a charming Grade II listed cottage of brick elevations under a mansard roof with attractive and light filled accommodation arranged over two floors. Entrance hallway with cupboard containing Vaillant central heating boiler and further storage cupboard, sitting room with cast iron fireplace and multi paned window to front, dining room with period fireplace and multi paned window, bathroom with three piece white suite with wall mounted shower and chrome heated towel rail, kitchen with range of fitted wall and base units and appliances including oven, hob and extractor, door and window to rear. On the first floor there is a spacious landing with door to two double bedrooms, both with storage cupboards. Outside, the rear garden is about 26' x 15' and contains a range of storage sheds and is walled with gated pedestrian access along with a central lawned area.

### KEY FEATURES

- 2 double bedrooms
- 2 reception rooms
- Walled rear garden with outbuildings
- Stunning location
- Period features
- 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 central residential location close to the Grafton Centre, Parkers 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.

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

Cambridge City Council  
Cambridgeshire County Council

### FIXTURES AND FITTINGS

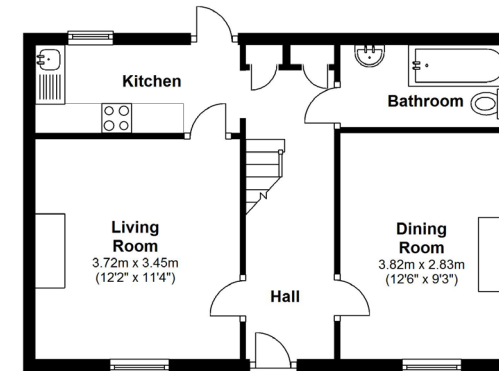
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### VIEWING

Strictly by appointment through Redmayne Arnold and Harris:  
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

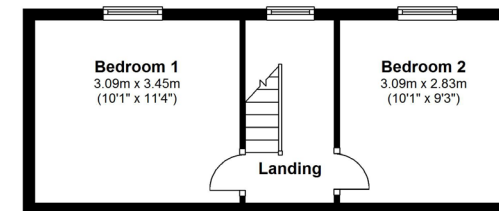
### Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



### First Floor

Approx. 24.6 sq. metres (264.9 sq. feet)



Total area: approx. 66.9 sq. metres (720.6 sq. feet)

All measurements are approximate  
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.