

THE ORCHARDS, CAMBRIDGE



Guide Price: £400,000

This is an immaculately presented two double bedroom semi-detached home, ideally situated in a highly sought-after area of Cambridge, conveniently located close to Addenbrooke's Hospital and ARM.



Features

- Two Double Bedrooms
- Immaculate Throughout
- Quiet Cul-de-Sac Location
- Driveway
- Close to Centre
- South Facing Rear Garden

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We are delighted to present this immaculately presented two double bedroom semi-detached home, ideally situated in a highly sought-after area of Cambridge, conveniently located close to Addenbrooke's Hospital and ARM. This well-maintained property offers bright and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers.

Ground Floor

Upon entering the property, you are welcomed into the hallway, which provides access to the staircase leading to the first floor, a cloakroom, and the main living space.

Kitchen: 11'1" x 5'3" (3.39m x 1.59m) Located to the front of the property, the fitted kitchen comprises a range of wall and base units, a stainless steel sink with mixer tap, and an integrated oven and hob. A front-facing window allows for natural light.

Cloakroom: Fitted with a wash basin, WC, and radiator.

Living/Dining Room: 16'1" x 12'4" (4.89m x 3.75m) A spacious and versatile reception room featuring a useful storage cupboard, with windows and a door opening onto the south-facing rear garden.

First Floor

Bedroom One: 12'4" x 9'7" (3.75m x 2.91m) A generously sized double bedroom with built-in wardrobes, a rear aspect window, and radiator.

Bedroom Two: 10'7" x 10'2" (3.22m x 3.09m) A further double bedroom benefiting from a built-in wardrobe, access to the airing cupboard, front aspect window, and radiator.

Bathroom: Comprising a bathtub with shower over, WC, wash basin, heated towel rail, and part-tiled walls.

Outside

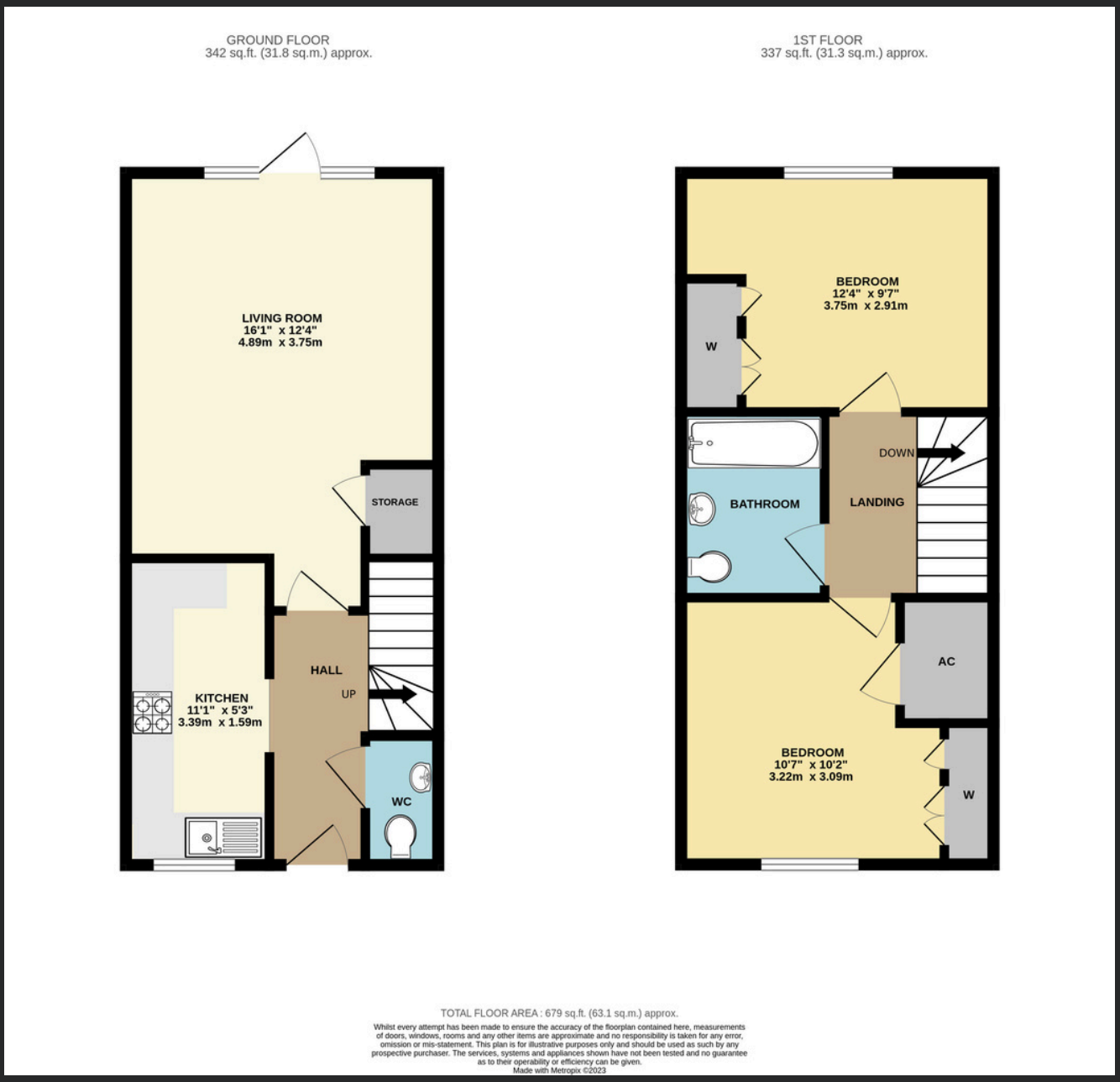
To the front of the property, there is off-street parking complemented by decorative shrubs. Side access leads to the rear garden, which enjoys a desirable south-facing aspect. The garden features a patio area, newly planted shrubs, and a substantial shed/outbuilding, currently utilised as a gym.

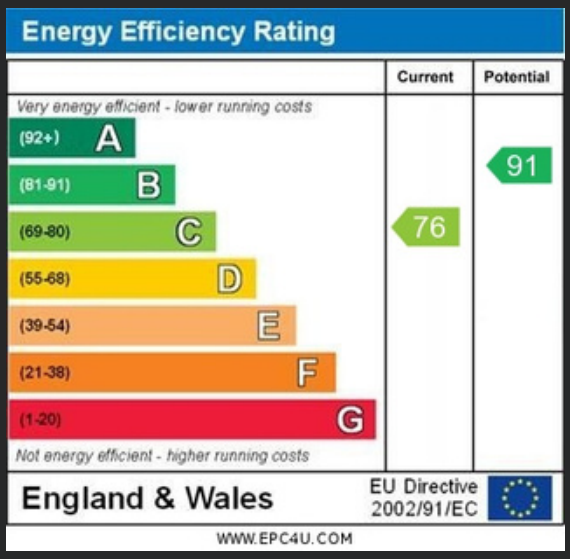
Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute.

It is also in easy cycling distance from the Addenbrookes Biomedical Campus.
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.





TOTAL SIZE: 679 SQFT
TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: D
LOCAL AUTHORITY: CAMBRIDGE CITY

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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