



17 Orchard Street
Cambridge, CB1 1JS

Guide price £800,000



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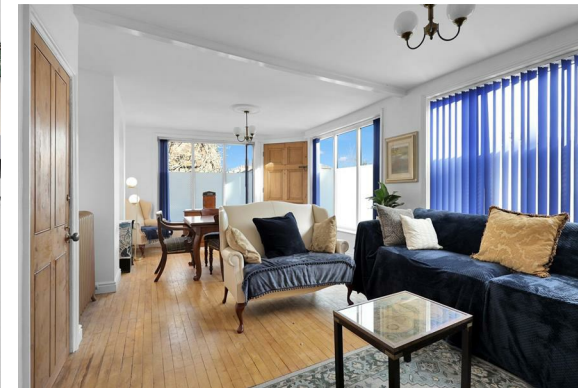
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- Beautifully refurbished house in prime city location
- 4 bedrooms and 2 en-suites
- Versatile accommodation across three floors
- No chain

A refurbished 4-bedroom Georgian property with 1540 sq. ft of accommodation over three floors, situated on a prominent corner in a conservation area.

In the past, this attractive and interesting property has been a bakery, public house and greengrocers. The current owners have owned the property for many years and have just completed a refurbishment program, restoring many of the original features and creating a comfortable family-size home in one of the City's most sought-after areas.

The main living/dining room is a lovely bright space spanning the front of the building and has an attractive fireplace, and wooded flooring. This leads to the kitchen/breakfast room which is brand new and includes AEG appliances. there is a door to the rear courtyard and a cupboard housing the new gas boiler. Off the hallway, there is a good size





cloaks/utility room, and stairs to the first floor and basement. which comprises two good-sized rooms perfect for workspaces, additional reception rooms or a TV room perhaps. One has a fireplace and stairs to the living room via a trapdoor.

The first-floor landing has access to the loft and four good-sized bedrooms, one with a lovely dual aspect, and two have the benefit of new en-suite shower rooms, the family bathroom has a shower over the bath and a WC.

The house has secondary double glazing, gas central heating with a new boiler and numerous attractive cast iron radiators.

Outside, at the rear is a small courtyard and pedestrian access. Resident parking is available.

The Kite is one of the most sought-after locations in the very heart of Cambridge, Orchard Street is particularly special and perfectly placed between Christ's Piece and Parker's Piece.

SAT NAV: CB1 1JS. What3words: ///term.flags.think



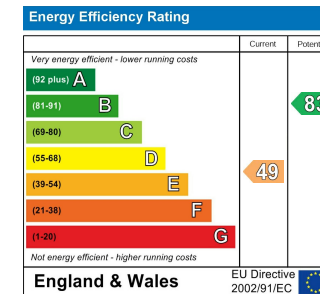
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

