



**ANTONY
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ESTATE AGENTS

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THE ORCHARDS, CAMBRIDGE

GUIDE PRICE £395,000 Freehold

SSTC

We are pleased to offer this 2 double Bedroom semi-detached property in a great location close to Addenbrookes and ARM.

OPEN DAY Saturday 1st April By Appointment Only. Please Call to Arrange Now. We are pleased to offer this 2 double Bedroom semi-detached property in a great location close to Addenbrookes and ARM.

As you enter the property, on the left is the fitted kitchen:

Kitchen: 11'1 x 5'3 (3.39m x 1.59m) A range of wall and base units, stainless steel sink with mixer tap, integral oven and hob, with window to front aspect.

Cloakroom: Wash basin, WC, Radiator.

Hallway leading to stairs to first floor and door to living room.

Living/Dining Room: 16'1 x 12'4 (4.89 x 3.75m) Great size with storage cupboard with windows and door to the south facing rear garden.

First Floor

Door leading to bathroom.

Bathroom: Bathtub, WC, Wash Basin with shower over bath, towel rail, Part tiled.

Bedroom 1: 12'4 x 9'7 (3.75m x 2.91m) Good size bedroom with built in wardrobes, window to rear aspect, radiator.

Bedroom 2: 10'7 x 10'2 (3.22m x 3.09m) Another good size room with access to airing cupboard, built in wardrobe, with window to front aspect, radiator.

Outside

To the front is a parking bay, with a selection of shrubs. To the side you can access the back garden through a gate. The South facing rear garden is laid to lawn with a large shed with power, terraced area, some mature planting.

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.

Tenure: Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	76	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.