



TENISON ROAD
Cambridge

Carter Jonas

TENISON ROAD, CAMBRIDGE, CB1 2DW

- Addenbrookes Hospital - approx. 1.4 miles
- Cambridge City Centre - approx. 0.3 miles
- Cambridge Railway Station - approx. 0.2 miles

Prime location moments from the railway station • Four bedrooms • Close to 1,900 sq.ft of accommodation • Positioned on Cannon's Green • No onward chain • Impressively presented throughout • EPC rating C

DESCRIPTION

The well-proportioned accommodation measures close to 1,900 sq.ft comprising an entrance hall, two reception rooms, a kitchen/dining room, cloakroom, a cellar, four bedrooms and two bathrooms. The quaint rear garden is largely west-facing.

GROUND FLOOR

The focal point of the ground floor is the large and extended open planned kitchen/dining room, which enjoys a stylishly fitted kitchen and sliding doors leading to the rear garden terrace. The sitting room is then open to the dining room, both of which enjoying exposed original floorboards and ornate fireplaces. The remaining ground floor offers a cloakroom, entrance hall and access to the cellar.

FIRST FLOOR

Enjoying three double sized bedrooms, two of which with fitted storage, and a further bathroom which is particularly spacious with a bath, shower, wash hand basin, WC and heated towel rail.

AN EXCEPTIONALLY WELL-PRESENTED AND PARTICULARLY SPACIOUS FOUR-BEDROOM VICTORIAN TERRACE HOUSE ENJOYING A PRIME CENTRAL LOCATION POSITIONED BESIDE A SMALL GREEN.



SECOND FLOOR

Enjoying a further bedroom, fitted storage and an en-suite shower room.

OUTSIDE

The front aspect is enclosed via a low-level brick wall and railings. The front garden is largely paved with an ornate tiled pathway leading to the front door. The rear garden is largely lawned with a paved terrace.

LOCATION

Tenison Road is situated in a most desirable prime city location ideally placed for access to the Railway Station which has direct links to London. The historic City Centre is only a short walk away together with an extensive range of amenities situated on Mill Road. The property falls within the catchment for St Pauls although there are a number of independent schools available nearby including the Stephen Perse, St Faiths and the Leys.

ADDITIONAL INFORMATION

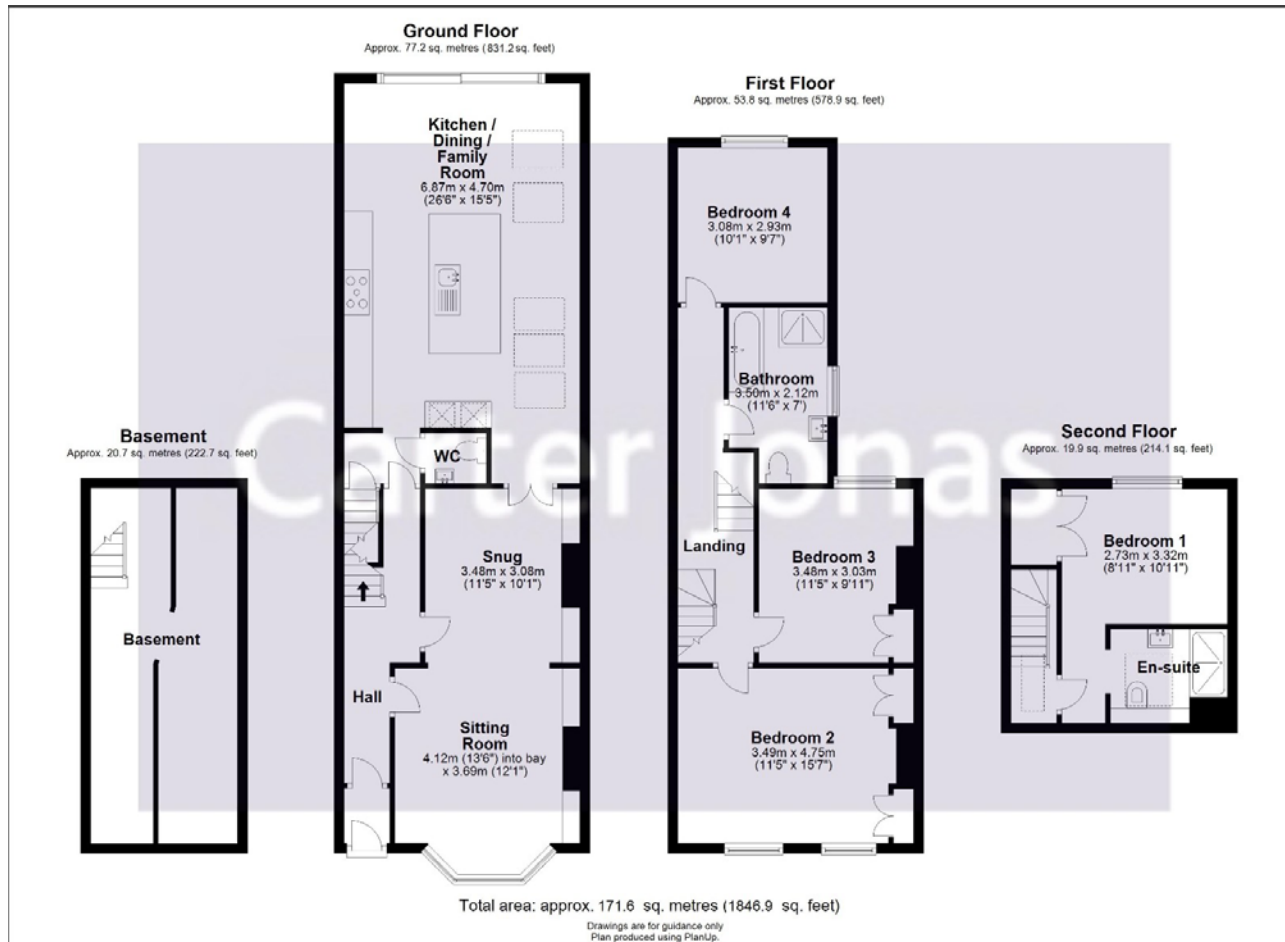
Tenure: Freehold

Services: Mains water, drainage and gas. Gas central heating

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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