



RAVENSWORTH GARDENS
Cambridge

Carter Jonas

RAVENSWORTH GARDENS, CAMBRIDGE, CB1 2XN

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 0.2 miles

Sitting room/dining room • Kitchen/breakfast room • 4 Bedrooms • 2 Bath/shower rooms • Paved courtyard garden with rear access • Allocated secure parking for 1 car & additional residents' parking • Communal gardens & recreational areas • 2 External storage cupboards • EPC rating C

DESCRIPTION

Ravensworth Gardens was one of the first urban developments seen in Cambridge and is situated in hugely convenient location. The property is a versatile, three storey townhouse with double glazing throughout and gas fired central heating.

The accommodation, which extends to around 1100sqft, is spacious and flexible with adaptable living and dining space on the ground floor leading through to the kitchen/breakfast room opening to the courtyard garden.

On the first floor are bedrooms and a bathroom with a further two bedrooms and a shower room on the second floor.

OUTSIDE

The property faces onto the communal recreational area giving pleasant, leafy outlooks. There is an enclosed area to the front of the property with a useful external storage cupboard to the side of the front door. The courtyard garden to the rear offers al-fresco dining and entertaining space and room for container gardening.

IDEALLY LOCATED FOUR-BEDROOM MODERN TOWNHOUSE WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND THE CITY CENTRE.



There is rear pedestrian gate and a further external storage cupboard, useful for garden furniture etc. There is secure under-croft parking for one car along with on-road residents' parking and visitor spaces. There is also the use of the communal gardens and recreational areas, including a children's playground.

LOCATION

Ravensworth Gardens is located off Tension Road, a stone's throw from the railway station and the buzzing Station Square with its varied amenities including convenience stores, cafes, public houses and eateries. It is also within walking distance of the cosmopolitan Mill Road and the historic city centre. The Botanic Gardens are within easy reach as well as the open spaces of Parker's Piece.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, drainage and gas

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330

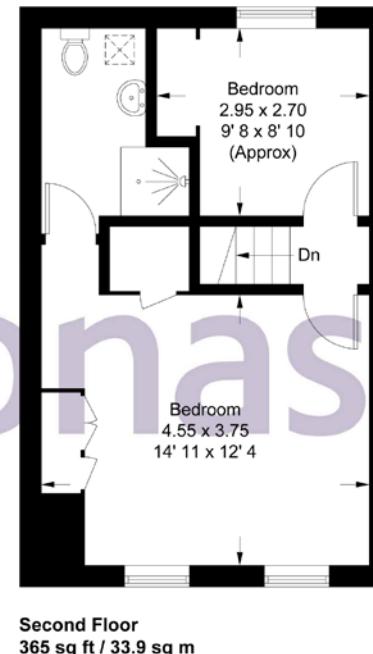
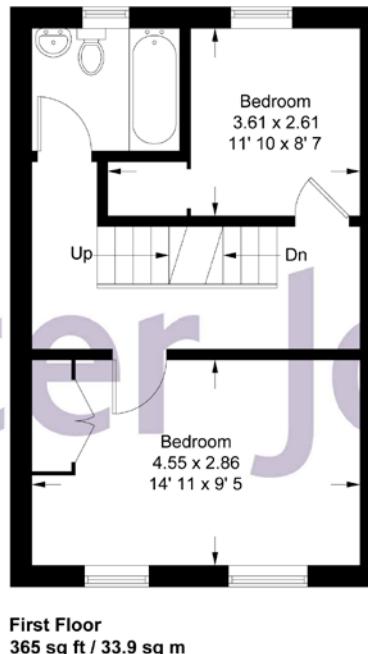
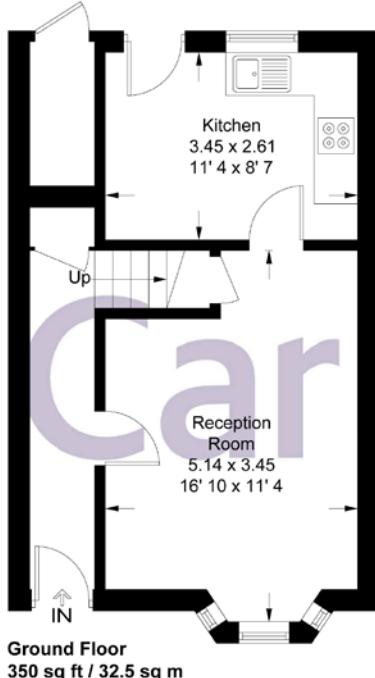


Ravensworth Gardens

Approximate Gross Internal Area = 1080 sq ft / 100.3 sq m

Store = 19 sq ft / 1.8 sq m

Total = 1099 sq ft / 102.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.