



Tenison Road, Cambridge, CB1 2DG

CHEFFINS

Tenison Road

Cambridge,
CB1 2DG

- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: G
- Gas Central Heating
- Off Street Parking
- Rear Garden

A substantial bay-fronted Victorian townhouse offering 5/6 bedrooms, ideally positioned in a highly sought-after location just moments from the vibrant Mill Road. Arranged over three floors, the spacious and versatile accommodation comprises an entrance hall, four reception rooms, kitchen, five double bedrooms, a study/bedroom six, a bathroom, and two shower rooms. Additional benefits include off-street parking and an enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC rating: D. Council Tax Band: G.

6 3 4

£3,400 PCM





LOCATION

The property is located toward the Mill Road end of Tenison Road, within the Petersfield area of Cambridge. It offers excellent access to Cambridge Train Station and the CB1 Business District, both approximately 0.2 miles away. The city centre is around 0.7 miles from the property, while Addenbrooke's Hospital is approximately 1.7 miles away. A wide range of local amenities is also available along the vibrant and popular Mill Road. (All distances are approximate.)



ENTRANCE PORCH

door to:

ENTRANCE HALL

stairs rising to first floor with cupboard beneath and doors to sitting room, dining room and kitchen off.

SITTING ROOM

feature fireplace (not in use) and bay window to front aspect.

DINING ROOM

feature fireplace (not in use) and window to rear aspect.

KITCHEN

fitted with base and wall units, works tops, 1.5 bowl sink with window to side aspect above, gas range with extractor hood above, space for a fridge freezer (can be provided if required), integrated dishwasher, gas central heating boiler, door to rear hall and doorway to:

BREAKFAST ROOM

window to side aspect and door to:

REAR HALL

doors to rear garden, shower room and living room.

SHOWER ROOM

walk-in shower, wc, wash basin with illuminated mirror above, heated towel rail and window to side aspect with obscured glass.

LIVING ROOM

window with patio doors to rear aspect opening to rear garden.

STAIRS/FIRST FLOOR LANDING

stairs rising to second floor and doors to bedrooms 1, 2, 3 & 4 bathroom and shower room off.

BEDROOM 1

built in wardrobe, wash basin, feature fireplace (not in use), bay window to front aspect and further window to front aspect.

BEDROOM 2

wash basin, feature fireplace (not in use) and window to rear aspect.

BEDROOM 3

wash basin and window to side aspect.

BEDROOM 4

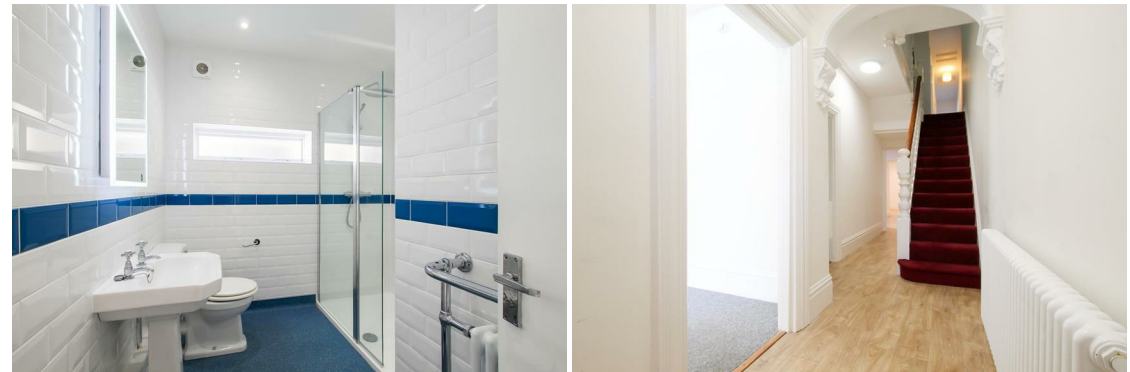
wash basin and window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with illuminated mirror above, built in cupboard and window to side aspect with obscured glass.

SHOWER ROOM

shower enclosure, wc, wash basin with illuminated mirror above and window to side aspect with obscured glass.



**STAIRS/SECOND FLOOR LANDING**

window to rear aspect and doors to bedroom 5 and study/bedroom 6 off.

BEDROOM 5

feature fireplace (not in use), wash basin with vanity unit below and window to front aspect.

STUDY/BEDROOM 6

wash basin and Velux window to rear aspect.

OUTSIDE

Driveway to the front providing off street parking for 2 cars and enclosed

rear garden principally laid to lawn with patio, shrub borders and shed.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

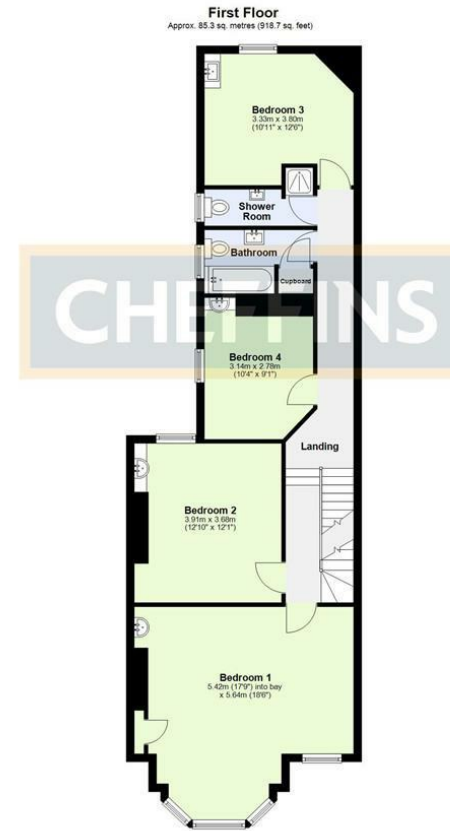
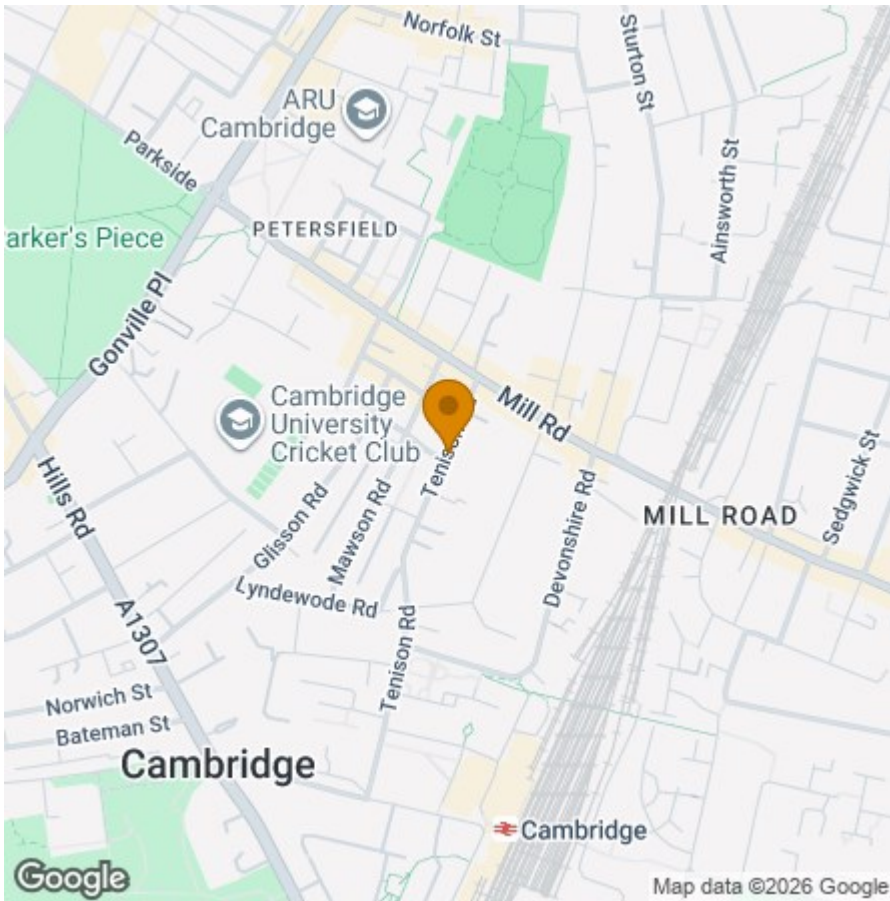
Holding Deposit - £784

Deposit - £3923









Total area: approx. 225.0 sq. metres (2422.3 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

