



32 Tenison Avenue | Cambridge | CB1 2DY

Offers in region of £950,000 Freehold



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www.rah.co.uk



Property Description

An outstanding three storey five bedroom Edwardian townhouse in a popular near central location within easy walking distance of the railway station and City centre.

Sitting room, dining/family room, kitchen, utility, rear hallway, five bedrooms, refitted shower room, family bathroom, wealth of period features, gas fired radiator central heating, walled rear garden. EPC Rating- E

City centre (Market Square) 1 mile, Railway Station 0.25 miles (Liverpool Street from 70 minutes, Kings Cross from 43 minutes, Stansted Airport from 30 minutes).

Tenison Avenue forms part of a popular residential location close to the City centre, railway station and Anglia Ruskin University. There is local shopping available on Hills Road and Mill Road with primary schooling at St Pauls and secondary schooling at Parkside Community College. There are private schools for all age groups within the City.

32 Tenison Avenue is an outstanding 5 bedroom Edwardian three storey bay fronted end terrace townhouse of brick elevations under a recently replaced tiled roof. The house retains a range of features including period fireplaces, panelled doors and plaster mouldings. It offers spacious family living accommodation comprising hall, impressive 22' dining/family room, fitted kitchen, sitting room with bay window, utility room and rear hallway. On the first floor there are three double bedrooms, with the main bedroom having a bay window to the front, and a family bathroom. On the second floor there are two further bedrooms and a refitted shower room. There is a gas fired radiator central heating system. Outside there is an established front garden and a walled rear garden.

GROUND FLOOR

HALL

with turning staircase to first floor, radiator, door to side with windows to each side and fan light over

FAMILY/DINING ROOM

22' 7" x 13' 3" (6.88m x 4.04m) wood laminate flooring, open fireplace with multi-fuel stove, brick hearth and mantel over, multi-pane door to small internal courtyard, two double glazed windows to side, plaster cornicing, picture rail, halogen downlighters, two radiators, recessed cupboard

SITTING ROOM

13' 1" x 11' 10" (3.99m x 3.61m) double glazed bay window to front, open fireplace, picture rail, plaster cornicing, range of fitted bookshelves to two walls, upright contemporary style radiator, wall light points

KITCHEN

11' 8" x 9' 9" (3.56m x 2.97m) range of fitted wall and base units, extensive wooden working surfaces with inset single drainer sink unit and mixer tap, five ring gas hob and stainless steel splashback, double oven, plumbing for dishwasher, space for fridge freezer, extensive tiled splashbacks, large window to rear, fitted wine rack, cupboard containing recently fitted Gloworm central heating boiler, door to

REAR HALL

with multi-pane door to garden

UTILITY

with plumbing for washing machine, radiator, window to rear, fitted shelving

FIRST FLOOR

LANDING

with stairs to second floor, two double glazed windows to side, picture rail, large double airing cupboard with hot water cylinder and shelving

BEDROOM 1

13' 1" x 11' 10" (3.99m x 3.61m) double glazed bay window to front, two built-in double cupboards, radiator, period cast iron fireplace with tiled slips, picture rail and cornicing

BEDROOM 2

11' 9" x 10' 1" (max) (3.58m x 3.07m) sash window to rear, cast iron period fireplace, picture rail, radiator, range of storage lockers to one wall

BATHROOM

panelled bath, fitted shower screen, tiled surround, wall mounted shower and controls, vanity wash hand basin with cupboard under, low level wc, chrome heated towel rail, sash window to side, further window to side, tiled flooring, halogen downlighters

BEDROOM 3

10' 2" x 9' 4" (3.1m x 2.84m) French doors to roof terrace (about 11' x 9'2"), oak flooring, radiator, storage cupboard

SECOND FLOOR

LANDING

double glazed window to side, radiator, cast iron fireplace

BEDROOM 4

10' 3" x 9' 11" (3.12m x 3.02m) partly restricted ceiling height, cast iron period fireplace, double glazed window to front, radiator, storage cupboard, partly restricted ceiling height

BEDROOM 5

18' 3" x 7' 5" (5.56m x 2.26m) partly restricted ceiling height, double glazed window to rear, eves storage cupboard, radiator

SHOWER ROOM

refitted suite with tiled and glazed enclosure, drenching shower head, wall mounted shower and controls, wash hand basin with mixer tap, low level wc, double glazed window to rear, halogen downlighters, tiled floor with electric under-floor heating

OUTSIDE

The front of the property is gravelled and enclosed with picket fencing, accessed via a gateway and stocked with a range of rose bushes and established plants.

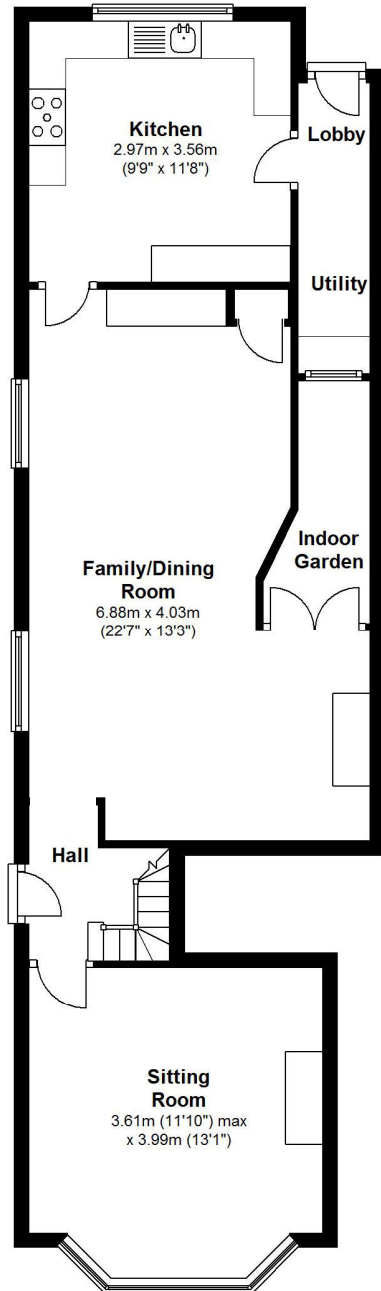
The walled rear garden (about 22' x 14') has a gravelled area with steps to paved seating area ideal for alfresco dining. Covered pathway to side access. Outside tap.





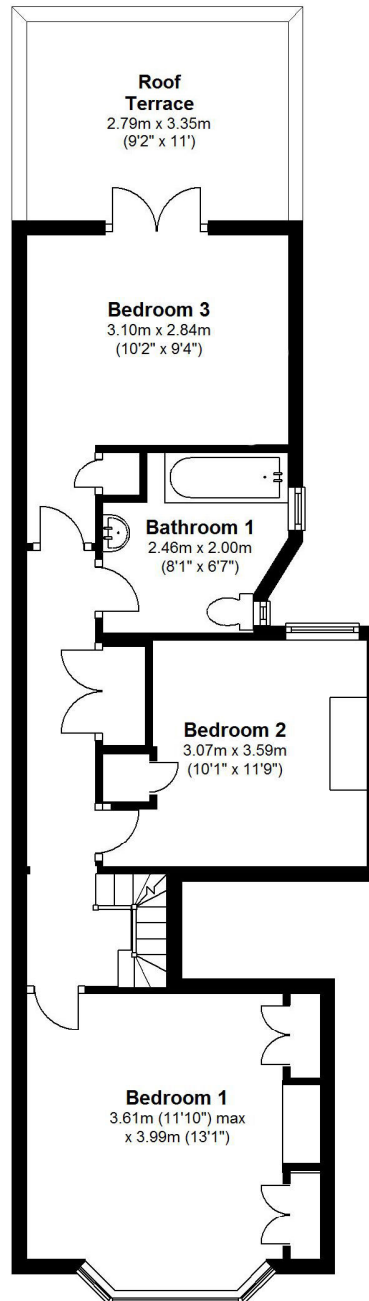
Ground Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



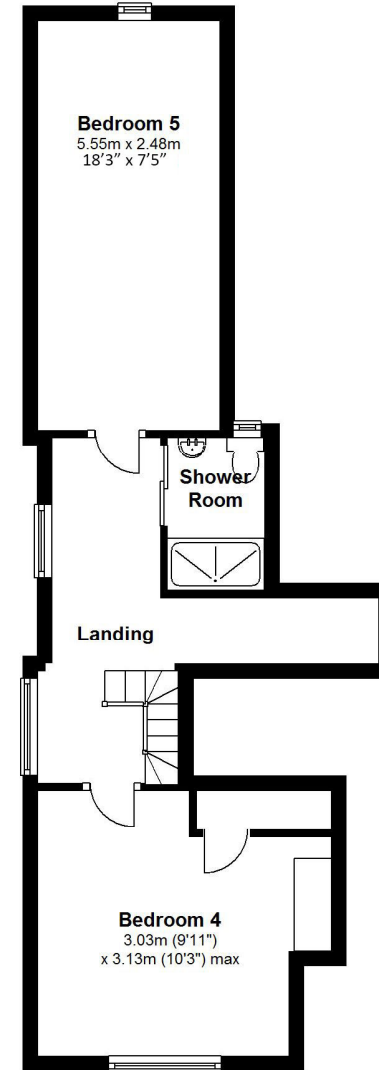
First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



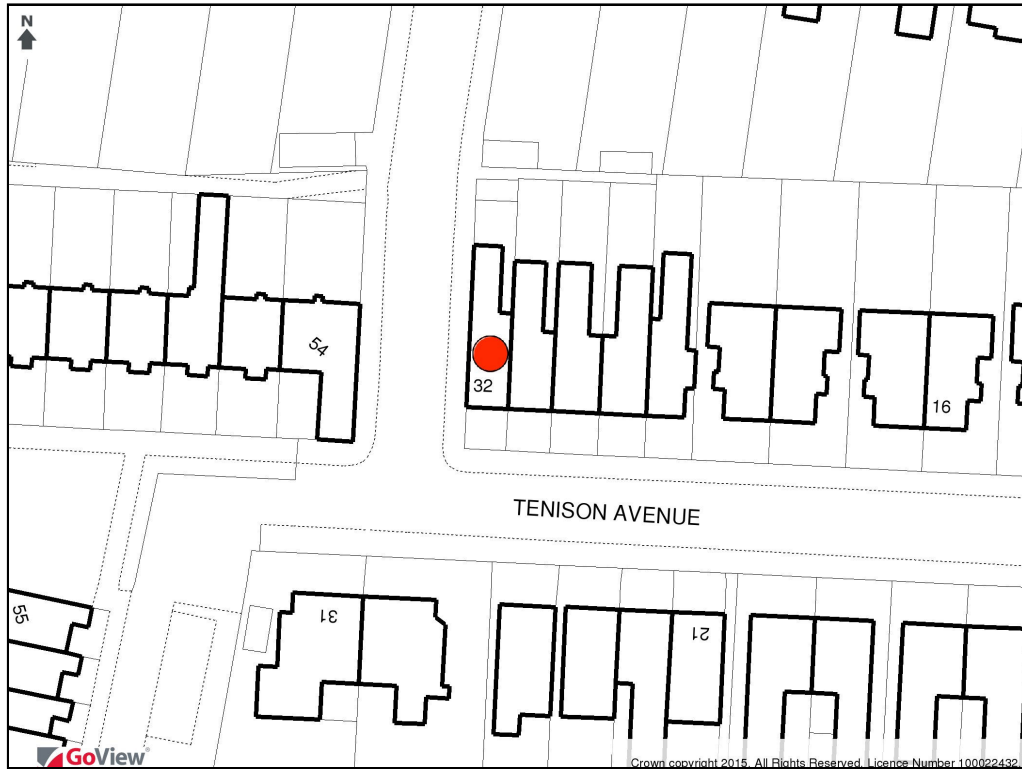
Second Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 165.0sq. metres (1739.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



GENERAL INFORMATION

Postcode: CB1 2DY

Services

All mains services are connected to the property

Fixtures

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

Statutory Authorities

Cambridge City Council
Cambridgeshire County Council

Viewing

Strictly by appointment through the vendor's sole agents Redmayne Arnold and Harris

04/07/16- JQ/ES

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These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.