



VICTORIAN SEMI DETACHED HOUSE CLOSE TO CAMBRIDGE STATION

20 TENISON AVENUE
CAMBRIDGE CB1 2DY

Freehold

savills



VICTORIAN SEMI-DETACHED HOUSE WITH OFF STREET PARKING CLOSE TO CAMBRIDGE TRAIN STATION

20 TENISON AVENUE CAMBRIDGE CB1 2DY

Freehold

5 bedrooms ♦ en suite and family bathroom ♦ kitchen/
breakfast room ♦ sitting room ♦ drawing room ♦ garden ♦
off street parking ♦ EPC rating = E

Situation

- Tenison Avenue is situated between Tenison and Lyndewode Roads, close to Cambridge railway station which has rail services to London from about 48 minutes.
- Excellent everyday shopping facilities are now available around the railway station and along nearby Hills Road which has a post office and 2 mini supermarkets. Mill Road, a popular cosmopolitan district of Cambridge is also close by, well served in terms of independent shops and an abundance of international restaurants. Cambridge city centre has excellent further shopping including The Grand Arcade shopping mall and a busy daily market.
- There is a wide variety of recreational, sports and cultural amenities available in the city including Kelsey Kerridge Sports and Swimming Centre, Fenner's Cricket Ground along with a number of museums and the Cambridge Colleges, some 31 in all. 'Cambridge Leisure' is a large multi screen cinema, bowling alley and restaurant complex situated just beyond the railway station some 700 metres distant which has a Sainsbury and Tesco supermarket along with 'The Junction', a popular live music and comedy venue.
- The nearby University Botanical Gardens, which are open to the public, has an exceptional variety of specimen plants and trees, Victorian glasshouses and a popular café. Schools for all age groups are available in the city in both the state and independent sectors with Sancton Wood, St Alban's Primary and The Stephen Perse all in the immediate vicinity.

Description

20 Tenison Road is an attractive Dutch gabled semi-detached Victorian house which is believed to date back to 1903.

The property which is constructed of brick elevations beneath a tiled roof presents in good order throughout with many retained or replaced period features and can be seen in greater detail in the attached floorplan. The house which has the benefit of off street parking and a wide side passage for bikes is entered through a door to the side of the house which opens into a vestibule and hallway beyond.



To the left of the hall is a lovely reception room which has a multitude of uses as a home office, TV room, reading room or sitting room. On the right is an enlarged drawing room with views and access over the rear garden and a working fire place with attractive mantel piece and surround.

Beyond the drawing room to the right is a bright and light kitchen breakfast room with a full array of fitted appliances, wall and floor mounted shaker style units and ample space to one end for a large family table and chairs. A triple aspect room with a large picture window over the garden and double French doors which also lead to the garden.

To the left of the drawing room a set of stairs leading to a useful basement which is plumbed for a washing machine and tumble drier.

Upstairs there are five bedrooms. Three on the first including a master with an en suite shower room and two further bedrooms on the second.

Outside the rear garden is enclosed with fencing, with a decked terrace leading to a mainly lawned garden.

Tenure:

Freehold

Local Authority:

Cambridge City Council

Outgoings:

Council Tax: Band G

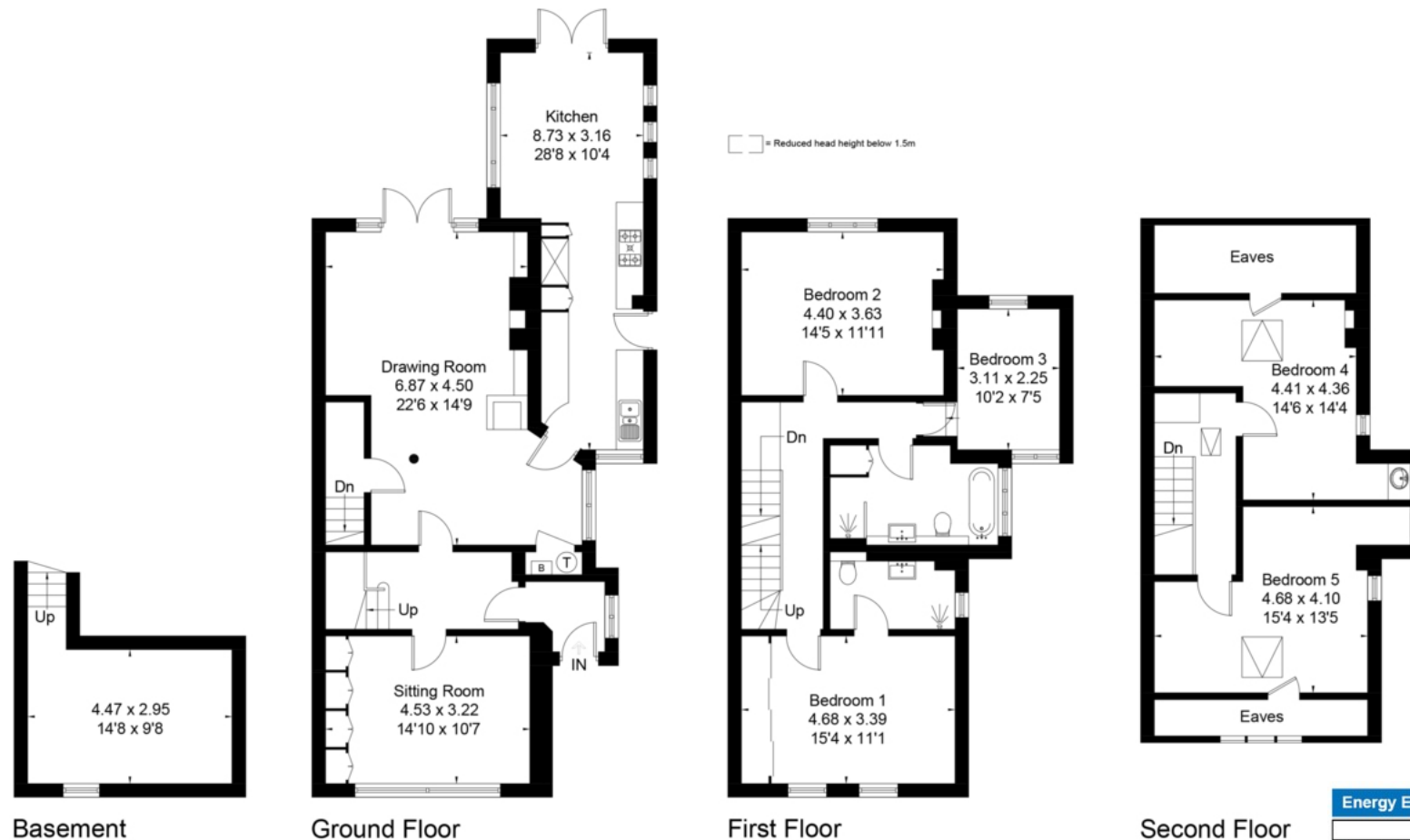
Viewing:

Strictly by appointment with Savills





Approximate IPMS2 Floor Area = 192.8 sq m / 2075 sq ft (Excluding Eaves)
 Basement = 14.8 sq m / 159 sq ft
 Limited Use Area = 2.3 sq m / 25 sq ft
Total = 209.9 sq m / 2259 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	