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## 28 Tenison Avenue, Cambridge, CB1 2DY

A wonderful opportunity to purchase this substantial bay fronted city home offering well proportioned accommodation arranged over three floors. The property which retains numerous period features is in need of sympathetic refurbishment and updating throughout situated in this prime central city location convenient for the railway station and a wide range of local amenities.

Guide Price **£895,000**

- Elegant City Town House
- In Need of Refurbishment
- Five good size Bedrooms
- 30ft Rear Garden
- Superb central city location
- Offered with no onward chain
- Close to a wide range of local amenities and schooling
- Retaining numerous period features

**ACCOMMODATION****PORCH**

with quarry tiled step, multi-pane door with leaded light inserts to:

**ENTRANCE HALL**

with stairs rising to first floor, radiator, plaster corncicing, understairs storage cupboard.

**MAIN RECEPTION ROOM**

Impressive double length room with five panel bay window to the front, cast iron fireplace with marble mantel and surround, further cast iron fireplace with mantel and surround with decorative tiled hearth, multi-pane French doors to the rear, plaster corncicing, picture rails, radiators.

**KITCHEN/BREAKFAST ROOM**

range of units, worktops, inset gas hob, double bowl sink with mixer tap, stripped wooden floorboards, two sash windows to the side, window to the garden, twin Velux windows, radiator.

**ON THE FIRST FLOOR****SPLIT-LEVEL LANDING**

with radiator, loft hatch, stairs rising to the second floor.

**MAIN BEDROOM**

with former fireplace, period mantel and surround, bay window to the front, further window to the front, plaster corncicing, picture rail, stripped floorboards.

**BEDROOM 2**

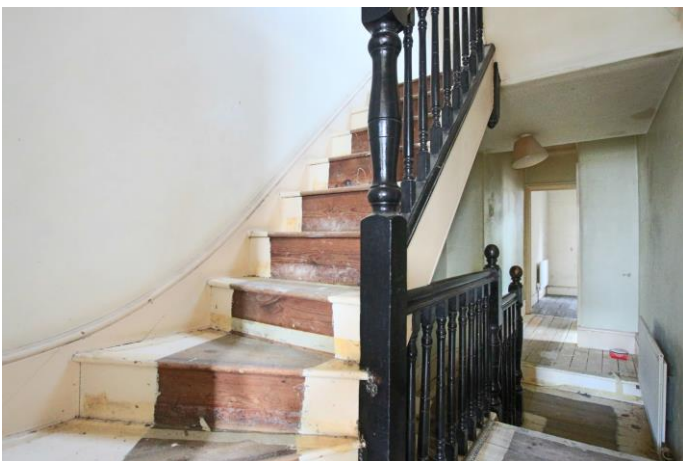
with decorative cast iron fireplace, recess cupboard, radiator, stripped floorboards, sash window to the rear.

**BEDROOM 3**

with stripped floorboards, sash window to the rear, radiator.

**BATHROOM**

with low level w.c., wash hand basin, panelled bath, sash window to the side, further sash window to the rear, airing cupboard with hot water cylinder and shelving.





## ON THE SECOND FLOOR

### LANDING

with skylight on the return.

### BEDROOM 4

with cast iron fireplace, stripped floorboards, window to the front.

### BEDROOM 5

with cast iron fireplace, window to the rear.

### OUTSIDE

The front garden is mainly laid to lawn, fenced with a gravelled pathway to the front door.

Rear garden is fenced with gated rear pedestrian access and extends to approximately 30ft and is established and mainly laid to lawn with a range of flower and shrub beds, quarry tiled side return.







Approx. gross internal floor area 152 sqm (1625 sqft)

Not to scale, for guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E		
21-38	F	34   F	
1-20	G		

### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.