



Bush & Co.



40 Tenison Road, Cambridge, CB1 2DW

£900,000 Freehold



Energy Rating Band D

Being sold with no onward chain. Current tenants and target market are young professionals who love the house and location. Easy to let and retain tenants.

Measuring over 1400 SQFT with further opportunity to expand into the loft space, cellar (plastered) and rear; subject to the necessary consents. Ripe for a co-living development or simply bag this rarity for when ready, while enjoying the steady income in the meantime. Benefits from a 3 phase electrical supply.

In brief the accommodation consists of a wide entrance hallway, stairs rising to the first floor and stairs leading to the cellar. The large communal kitchen/dining room has everything needed with plenty of storage space and plumbing for appliances.

The ground floor has 3 bedrooms while bedroom 4 has an ensuite shower/WC. There is a ground floor communal WC, with space for a shower install. The first floor accommodation has 4 bedrooms. Bedroom 1 has a separate living room and ensuite shower/WC. Bedroom 7 has a balcony overlooking the garden. The main bathroom has a shower, basin and WC.

At the front of the house there is an off street parking space. Currently not let out. The rear courtyard garden is paved and enclosed by a high brick wall; with a secure wooden gate onto Felton Street.

AGENTS NOTE

We have been advised the current yield is 8.36%

Tenison Road is located off Mill Road. Mill Road is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, catchment for St Pauls Primary School and Parkside, several parks and this area is within easy walking distance of the railway station, Liverpool Street and Kings Cross, Addenbrooke's Hospital and the City Centre.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

