



10 Tenison Avenue  
Cambridge, CB1 2DY

Guide price **£1,300,000**

# 10 Tenison Avenue

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- Spacious and versatile period home
- 6-minute walk from Cambridge Station
- Prime central city location
- Excellent local schooling

An elegant bay-fronted Edwardian home of around 2255 sqft, retaining many period features and situated close to the heart of this iconic and historic city.

This characterful Edwardian semi-detached residence dates from 1902 and offers a wealth of retaining features throughout. The bay window has recently been restored by Cambridge Sashcraft, includes made-to-measure shutters and floods the living room with an abundance of natural light.



Attractive wooden floors, high ceilings and a spacious, modern kitchen/breakfast room sit alongside a utility room and shower room, while an open fireplace brings warmth and character to the final reception room. Stairs from the inner hallway lead down to a useful cellar.



The bedrooms and family bathroom are arranged over two floors with a possibility to add en-suite facilities. The second floor offers a large loft storage area.

Outside the property is set back behind a shallow front garden with a covered bike store, a low brick wall and gate with a pathway to the main entrance. The rear garden backs onto residential gardens of Lyndewode Road and has a secure gate providing pedestrian access back to the front of the property. There is a York stone





terrace, well suited to alfresco dining. The remainder of the garden is predominantly shingled for ease of maintenance with a number of raised beds and a storage shed.

Tenison Avenue is an incredibly popular road of mainly Edwardian homes tucked away between Lyndewode Road and Tenison Road in a Conservation Area, close to the heart of Cambridge City.

It is a much sought-after residential area where properties seldom enter the market, being close to Hills Road and well-placed for the train station which is just a 6-minute walk from the front door.

Local shopping is available in Mill Road and Hills Road and nearby schools include St Paul's Primary School and Parkside Community College. Some of the cities finest private schools are also within easy reach.

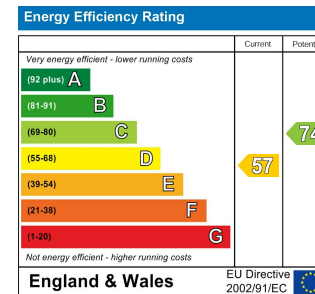


**Approximate Gross Internal Area 2255 sq ft - 209 sq m**

Cellar Area 157 sq ft – 15 sq m  
 Ground Floor Area 834 sq ft – 77 sq m  
 First Floor Area 769 sq ft – 71 sq m  
 Second Floor Area 495 sq ft – 46 sq m



**Energy Efficiency Graph**



Tenure: Freehold  
 Council tax band: G



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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