

**ENTRANCE HALL** Wooden front door, doors off to living room, dining room/study and kitchen/diner, stairs to first floor, under stairs storage with original archway, wood effect laminate flooring.



**LIVING ROOM** 13' 10" max x 11' 8" (4.22m x 3.57m) Single glazed sash window with secondary glazing to front, original cast iron fireplace with recess either side, radiator, wood effect laminate flooring.

**DINING ROOM/STUDY** 11' 4" x 8' 11" (3.47m x 2.74m) Single glazed sash window to rear, electric fireplace with recess either side of chimney breast, radiator, wood effect laminate flooring.

**LARGE OPEN PLAN KITCHEN/DINER** 30' 6" max x 8' 8" max (9.304m x 2.65m) With recently installed under floor heating and Karndean flooring throughout.



**KITCHEN AREA** 15' 0" x 9' 1" (4.58m x 2.79m) Double glazed window to side, range of wall and floor mounted base units, half tiled surround, sink unit with drainer, space and plumbing for an integrated washing machine, integrated slimline dishwasher, fridge/freezer, integrated Rangemaster electric cooker with five ring gas hob over and hot plate heater with extractor over.

**DINING AREA** 15' 6" x 9' 9" (4.73m x 2.99m) Double glazed wooden door and windows to side with double glazed French doors to rear.



**STAIRS TO FIRST FLOOR LANDING** Doors off to bedrooms and family bathroom, stairs to loft room, storage cupboard, wooden floor boards.

**BEDROOM ONE** 13' 10" x 11' 5" (4.22m x 3.50m) Two double glazed windows to front, cast iron fireplace with wardrobes either side of the chimney breast, radiator, wooden floor boards.

**BEDROOM TWO** 9' 9" x 9' 5" (2.98m x 2.88m) Single glazed wood sash window to rear, built-in wardrobe, radiator, wooden floor boards.

**FAMILY BATHROOM** Single glazed sash window to rear, three piece suite comprising low level wc, pedestal wash basin and wooden panelled bath with shower over, radiator, wooden floor boards.

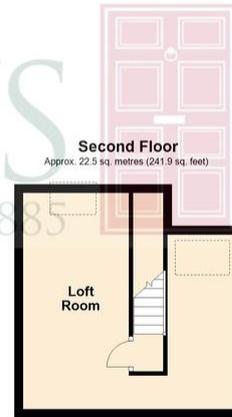
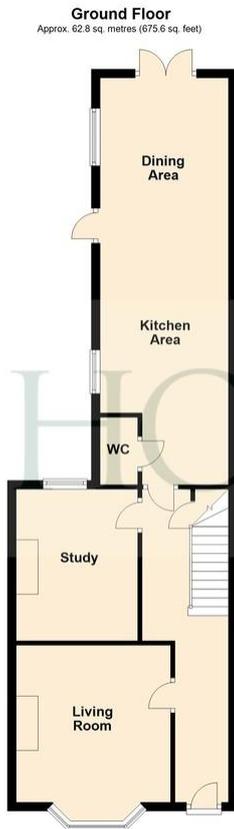


STAIRS TO SECOND FLOOR LOFT ROOM 15' 7" max x 14' 10" max (4.77m x 4.54m) Two double glazed velux windows to rear, wall mounted gas fired boiler unit and hot water cylinder, radiator.

OUTSIDE To the front of the property is a brick walled frontage with gate leading to front door, brick weaved pathway to the front of the property suitable for storing a bicycle.

The low maintenance rear garden is part block paved with shrubs and climbing plants set to borders and flowering Wysteria around the fencing, a passage leading to the rear of the property, garden shed, rear access to bins.





Total area: approx. 129.3 sq. metres (1392.0 sq. feet)

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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**HOCKEYS**  
ESTABLISHED 1885





26 Tenison Road, Cambridge, CB1 2DW

£635,000 Freehold

A beautifully presented and extended, bay fronted Victorian terrace, situated on Tenison Road only a two minute cycle to the railway station whilst being just off of the Mill Road area, close to local shops, pubs and amenities.

This two/three bedroom period home offers two large reception rooms and an open plan kitchen/diner that has been recently fitted along with the home also having plenty of potential to be extended further whilst creating a large master bedroom with potential en-suite in the current loft room.



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