



Tenison Manor, Cottenham
CB24 8XL

Pocock+Shaw

32 Tenison Manor
Cottenham
Cambridge
Cambridgeshire
CB24 8XL

A three bedroom home set on this popular development just off the High Street, enjoying an open view to the front over open amenity land and the old Tension Manor moat. With an enclosed rear garden and conservatory.

- Entrance hall
- Cloaks WC
- Sitting room
- Kitchen/ dining room
- Conservatory
- Landing
- Three bedrooms with en-suite to master bedroom
- Family bathroom
- Gas radiator heating
- Enclosed rear garden

Offers in region of £349,500



A spacious three bedroom home enjoying an open outlook to the front and far reaching views to the rear. Located just off the High Street, numerous shops and amenities are just a short walk, including the highly regarded primary school and Village College.

Part glazed entrance door to:

Entrance lobby Radiator, door to Sitting room and:

Cloaks WC Fitted white suite with wall mounted wash basin and close coupled WC, window to the side and radiator. Ceramic tiling to the floor.

Sitting room 15'1" x 14'3" (4.60 m x 4.34 m) Windows to the front and side, stairs rising to the first floor, radiator and coved cornice, door to:

Kitchen/dining room 15'1" x 8'6" (4.60 m x 2.59 m) Fitted range of units with worksurface, inset one and a quarter bowl single drainer stainless steel sink unit, double drawer line base unit beneath. Space and plumbing for washing machine and dishwasher. Continuation of worksurface to opposing wall with fitted single oven and stainless steel gas hob, pine canopy with extractor fan. Wall mounted gas fired heating boiler, window to the rear and glazed door to the side. Sliding patio doors to:

Conservatory 13'2" x 7'7" (4.01 m x 2.31 m) Sealed unit double glazed windows to the rear and side, double French doors to the rear garden. Oak effect flooring.

Landing Window to the side, access to loft space, single airing cupboard.

Bedroom one 11'9" x 8'8" (3.58 m x 2.64 m) Window to the front, radiator, double fitted wardrobe. Door to:

En-suite shower room Fitted white suite with pedestal wash basin, close coupled WC and shower with ceramic tiling to the walls in part, Window to the front, radiator.

Bedroom two 8'0" x 6'5" (2.44 m x 1.96 m) Window to the rear, radiator.

Bedroom three 8'5" x 7'10" (2.57 m x 2.39 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath with fitted mixer tap and shower attachment, part ceramic tiling to the walls. Extractor fan.

Outside

Front garden Open plan gravelled area. Shared driveway to the leading leading to communal parking area. Gated pedestrian access to:

Rear garden Fully enclosed with lawn area, flower and shrub border.

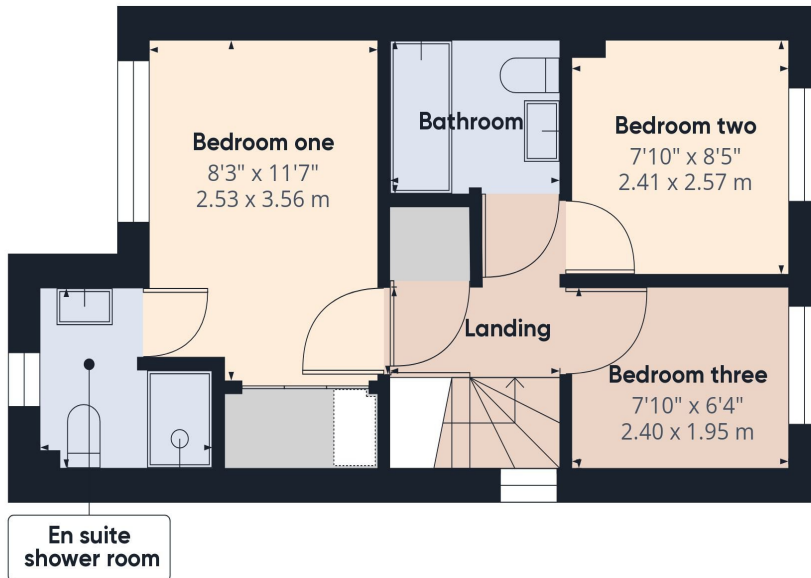
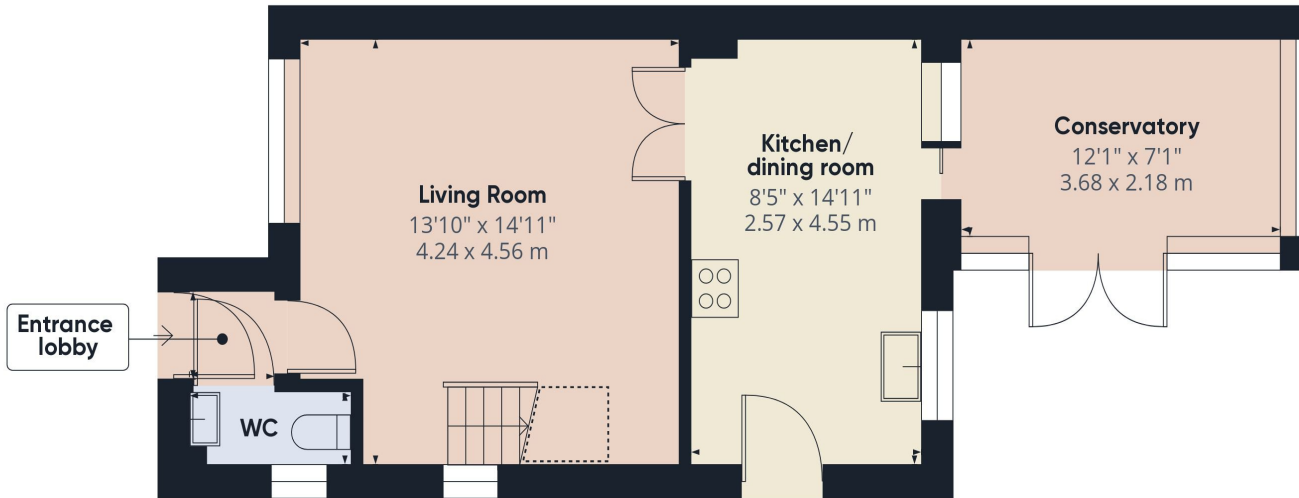
Services All mains services are connected

Viewing By prior appointment with Pocock and Shaw

Tenure The property is Freehold

Council Tax Band C





Approximate total area

806.95 ft²
74.97 m²

Reduced headroom

13.16 ft²
1.22 m²



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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