



Tenison Manor, Cottenham
CB24 8XL

Pocock+Shaw

18 Tenison Manor
Cottenham
Cambridge
Cambridgeshire
CB24 8XL

Just off the High street, a well presented two bedroom house in a nice position over looking the Old Moat and public space. With various shops in the village just a short walk away.

- Entrance hall
- Sitting room
- Kitchen/dining room
- Landing
- Two bedrooms
- Bathroom with shower
- Gas fired radiator heating system
- Enclosed rear garden
- Allocated parking for two vehicles to rear

Offers in region of £268,500



Just off the High street, a well presented two bedroom house in a nice position over looking the Old Moat and public space. With various shops in the village just a short walk away, including a Co-op, greengrocer and doctors surgery.

The house has an enclosed rear garden and parking to the rear.

Glazed entrance door to:

Entrance hall Stairs rising to the first floor, oak block flooring, radiator. Door to:

Sitting room 14'6" x 13'3" (4.42 m x 4.04 m)
Continuation of Oak block floor, radiator and window to the front. Coved cornice.

Kitchen Dining room 13'3" x 7'11" (4.04 m x 2.41 m)
Fitted range of Shaker style units set under a wood effect work surface, inset single drainer sink unit, double base unit. Inset four burner gas hob and electric oven, glass and stainless steel extractor. Space and plumbing for washing machine, part ceramic tiled splashback, three matching wall mounted cupboards. Double French doors to the rear garden, radiator and window to the rear.

Landing Access to loft space.

Bedroom one 13'3" x 7'9" (4.04 m x 2.36 m) Radiator and window to the front. Single built in wardrobe.

Bedroom two 13'3" x 7'8" (4.04 m x 2.34 m) Double fitted wardrobe, radiator and window to the rear.

Bathroom Fitted suite, with pedestal wash basin, close coupled WC, bath and corner shower cubicle. Heated towel rail/radiator.

Outside To the front there is a small garden area, with metal railing to the front boundary. To the rear there is an enclosed garden, with decked patio, lawn, timber shed. Gated pedestrian rear access leading to two allocated parking spaces.

Services All mains services are connected.

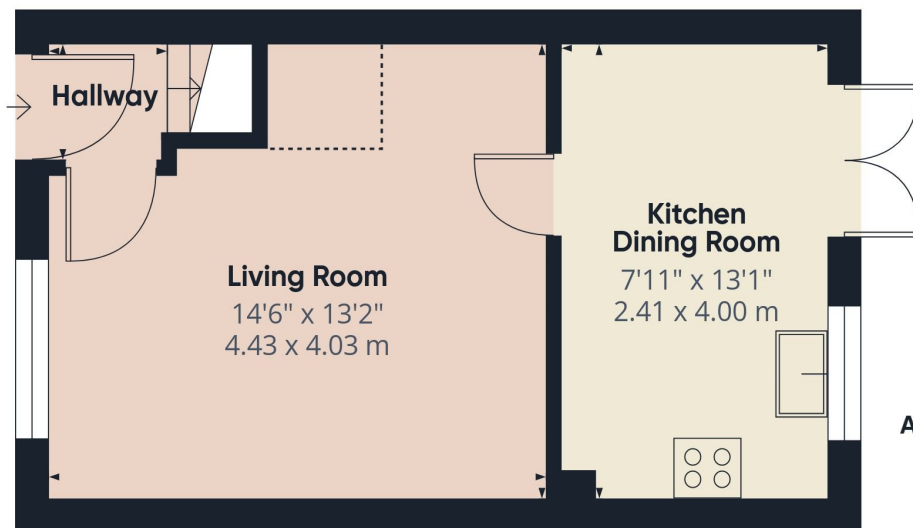
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



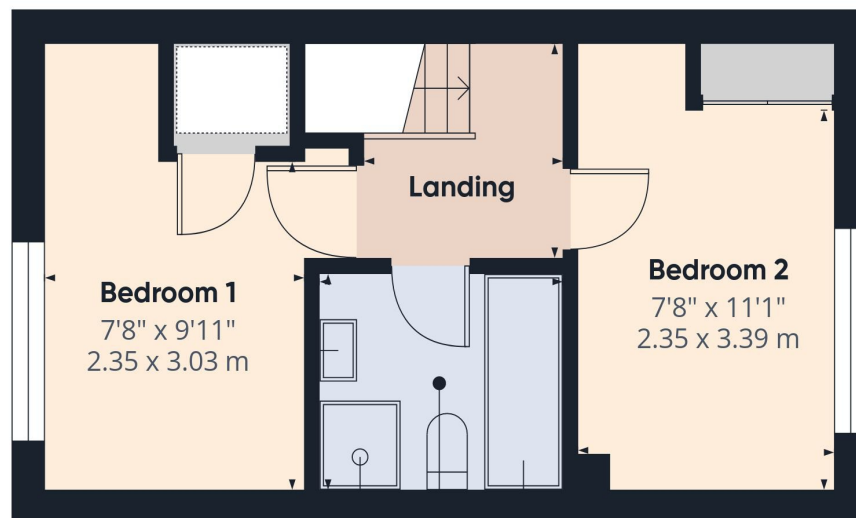
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

571 ft²

53 m²



Reduced headroom

10 ft²

0.9 m²

Bathroom

7'1" x 6'6"
2.17 x 1.99 m



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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