



Tenison Manor, Cottenham  
CB24 8XL

Pocock + Shaw

26 Tenison Manor  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XL

Close to the village centre, a detached three bedroom home offered in excellent decorative order with enclosed rear garden and garage to the rear.

- Reception hall with cloaks WC
- Sitting room
- dining room
- Fitted kitchen
- Landing
- Three bedrooms
- En-suite to bedroom one
- Family bathroom
- Gas radiator heating system
- Enclosed rear garden

Offers in region of £420,000



A detached three bedroom home in this popular residential road just off the High Street. With two main reception rooms and fitted kitchen, main family bathroom and en-suite shower room the the master bedroom.

The village centre is just a short walk away, and offers a wide range of amenities, primary school and village college.

#### **Glazed entrance door to**

**Reception hall** Stairs rising to the first floor, radiator.

**Cloakroom** White suite with wall mounted wash basin and close coupled WC, window to the side and radiator.

**Sitting room** 14'7" x 11'4" (4.44 m x 3.45 m) Bay window to the front, radiator and coved cornice. Double doors opening to:

**Dining room** 11'2" x 8'8" (3.40 m x 2.64 m) Double French doors to the rear and radiator. Door to:

**Kitchen** 11'3" x 9'5" (3.43 m x 2.87 m) Shaker style range of units with wood block effect worksurface, inset single drainer stainless steel sink unit, range of base units and integrated dishwasher, space and plumbing for washing machine. Four burner stainless steel gas hob, and matching double oven. Matching range of wall mounted cupboards. Window to the rear, radiator, large pantry cupboard, and door to the side.

**First floor landing** Window to the side and radiator. Access to loft space, and single airing cupboard.

**Bedroom one** 11'1" x 9'6" (3.38 m x 2.90 m) Bay window to the front, radiator, two double fitted wardrobes.

**En-suite shower room** Fitted white suite with wall mounted wash basin, close coupled WC and shower cubicle. Part ceramic tiling to the walls, radiator and window to the side

**Bedroom two** 11'1" x 10'5" (3.38 m x 3.17 m) Window to the rear and radiator.

**Bedroom three** 8'6" x 7'5" (2.59 m x 2.26 m) Window to the front and radiator.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC and bath, fitted mixer tap and shower above. Window to the rear and radiator.

**Outside** To the front of the property there is a small enclosed garden with mature hedge to the front, gated pedestrian access to the rear garden. Lawn area, and timber decked patio and side path way. Flower and shrub borders, timber fencing to the side and rear boundaries. Gated pedestrian access to the rear.

**Single garage** 18'1" x 8'10" (5.51 m x 2.69 m) Brick construction with a pitched tiled roof, single up and over door, courtesy door to the side.

**Services** All mains services are connected

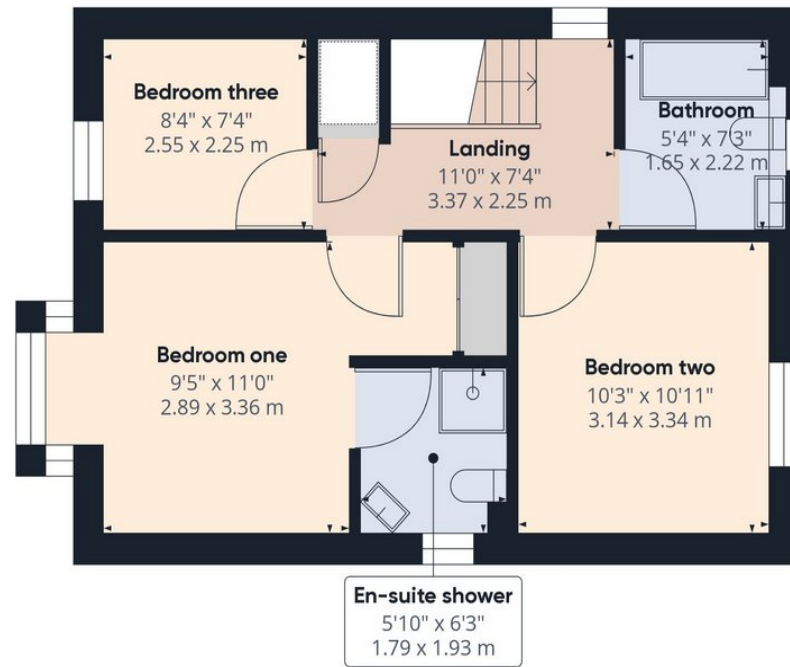
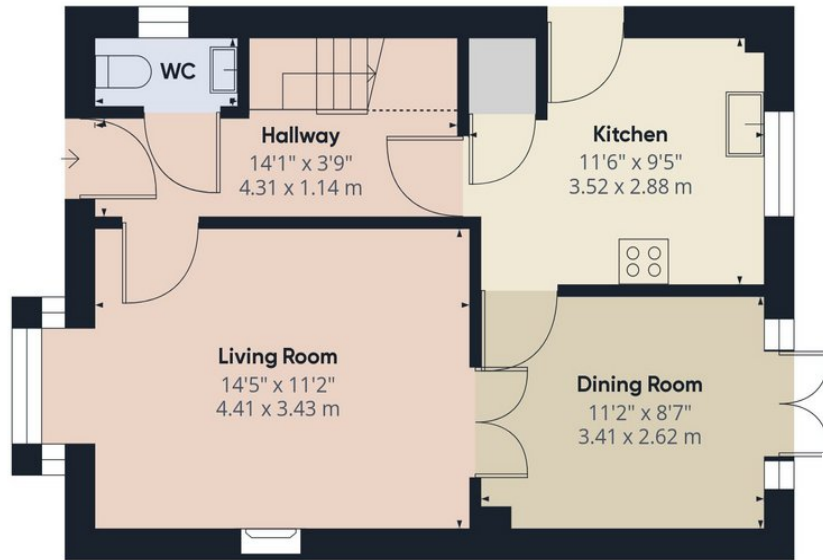
**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



EPC awaited



**Approximate total area**

930.96 ft<sup>2</sup>  
86.49 m<sup>2</sup>

**Reduced headroom**

13.36 ft<sup>2</sup>  
1.24 m<sup>2</sup>



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