2A Tenison Road, Cambridge, CB1 2DW

Guide Price £625,000 Freehold

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A RARE AND EXCITING CONVERSION OFFERING MODERN LIVING ACCOMMODATION OF ABOUT 1589 SQFT OVER THREE FLOORS, TO INCLUDE 5 BEDROOMS AND CURRENTLY USED AS A LICENSED HMO, CONVENIENTLY LOCATED JUST OFF MILL ROAD AND WITHIN EASY ACCESS OF THE MAINLINE TRAIN STATION AND CITY CENTRE.

- Licensed HMO currently let
- Semi-detached property built in 1915
- 2 bath/shower rooms and separate w.c
- No outside space or parking
- Gas-fired central heating to radiators
- Generates £3150 per calendar month
- 5 bedrooms
- 1 reception room
- Freehold
- EPC - C / 76

5 bedrooms - 2 bath/shower rooms - open plan kitchen/living/dining room – utility room – cloakroom with w.c. – bin/cycle store

This unique building was built in 1915 and started life as a warehouse. In recent years, the current owners secured consent and converted the property to create a modern well planned residential property, which is licensed as a House of Multiple Occupancy. The accommodation is set across three floors, extending to around 1589 sqft and has been well maintained over the years and benefits from double glazed timber windows.

In detail, the accommodation comprises a spacious entrance hall, two bedrooms, main bathroom and a bin / cycle store. There are stairs leading to the lower ground and first floors. On the lower ground floor there is spacious open plan living accommodation with living and dining space, along with a well fitted kitchen offering a range of storage cupboards, ample timber work surfaces and integrated appliances including a Hotpoint stainless steel electric oven, electric hob with an extractor over, Hotpoint dishwasher and a John Lewis under-counter fridge. There is also a separate utility room with space for freezer together with space and plumbing for a washing machine and tumble drier. A w.c and a cupboard can also be found off this area.

On the first floor there is a landing with doors leading to three further bedrooms and a second bath/shower room.

There is no outside space or parking with the property.

The current owner has always had a strong demand for the rooms and it currently generates a rental income of £3150 per calendar month.

Location
Tenison Road forms part of a popular residential location close to the city centre, railway station, Anglia Ruskin University and CB1. There is local shopping available on Hills Road and Mill Road with primary schooling at St Paul's and secondary schooling at Parkside Community College. There are private schools for all age groups within the city. The property is within walking distance of Cambridge Railway station, it is convenient for Addenbrooke's Hospital, the Biomedical Campus and the University.

Agent's Note
HMO licences are no longer transferable – The purchaser of the property will need to reapply for the licence.

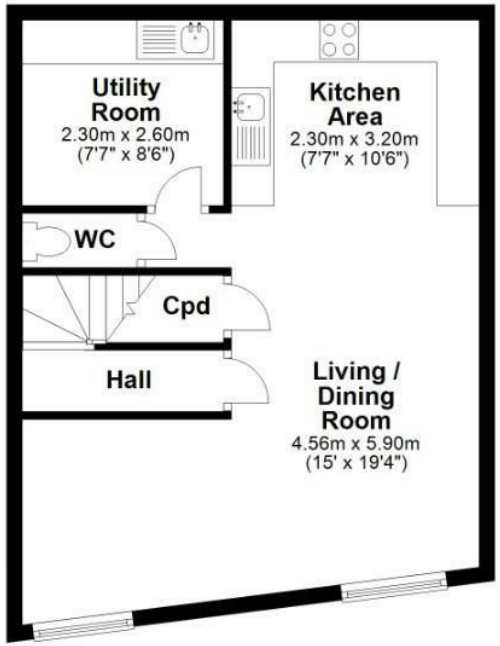
Services
All mains services connected.
Gas Worcester combination boiler serving radiator central heating system

Statutory Authorities
Cambridge City Council.
Council Tax Band - G

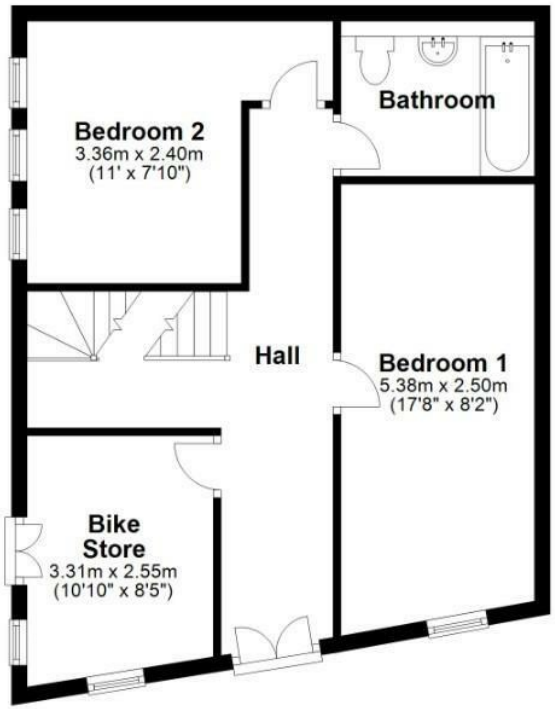
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

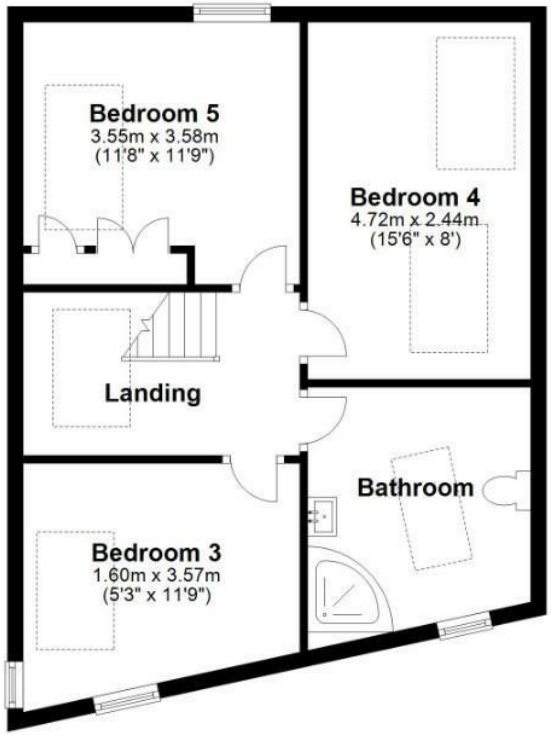
Basement
Approx. 43.3 sq. metres (466.1 sq. feet)



Ground Floor
Approx. 51.8 sq. metres (557.6 sq. feet)

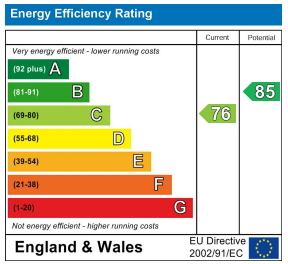


First Floor
Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 147.6 sq. metres (1589.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.