



RAVENSWORTH GARDENS
Cambridge

Carter Jonas

RAVENSWORTH GARDENS, CAMBRIDGE, CB1 2XL

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 0.2 miles

2 Reception rooms • Kitchen • 4 Bedrooms • 3 Bath/
shower rooms (1 en-suite) • Paved courtyard garden •
Allocated secure parking for 1 car & additional residents'
parking • Communal gardens & recreational areas • 2
External storage cupboards • EPC rating C

DESCRIPTION

Ravensthorn Gardens was one of the first urban developments seen in Cambridge situated in a hugely convenient location. No 22 is a versatile, three storey townhouse with double glazing throughout and gas fired central heating. The accommodation, which extends to 1371sqft, is spacious and flexible with adaptable living and dining space on the ground floor with a partly open-plan kitchen opening to the courtyard garden.

On the first floor are two double bedrooms, both with fitted wardrobes. The former occupiers used the larger of the two bedrooms as an additional sitting room/study. On the second floor is the principal bedroom with an extensive range of fitted wardrobes and an en-suite shower room, the fourth bedroom with loft access and family bathroom.

OUTSIDE

To the front of the house is mature hedging affording good levels of privacy along with spaces for bins and two useful external storage cupboards. To the back of the house is an enclosed south facing paved courtyard garden with a raised bed for shrub and flower planting and a timber shed for storing garden furniture, tools etc. There is secure undercroft parking for one car along with on-road residents' parking and visitor spaces. There is also the use of the communal gardens and recreational areas, including a child's playground.

IDEALLY LOCATED FOUR BEDROOM MODERN TOWNHOUSE WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND THE CITY CENTRE.



LOCATION

Ravensworth Gardens is located off Tension Road, a stone's throw from the railway station and the buzzing Station Square with its varied amenities including convenience stores, cafes, public houses and eateries. It is also within walking distance of the cosmopolitan Mill Road and the historic city centre. The Botanic Gardens are within easy reach as well as the open spaces of Parker's Piece.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, drainage & gas

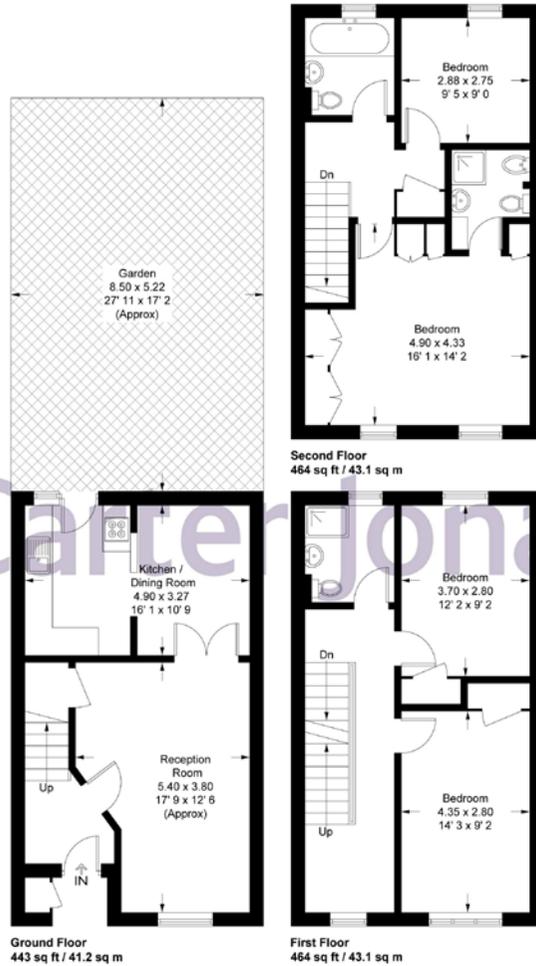
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



Ravensworth Gardens

Approximate Gross Internal Area = 1371 sq ft / 127.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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