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## RAVENSWORTH GARDENS, CAMBRIDGE, CB1 2XN

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

Sitting room/dining room • Kitchen/breakfast room •  
4 Bedrooms • 2 Bath/shower rooms • Paved courtyard  
garden with rear access • Allocated secure parking for 1  
car & additional residents' parking • Communal gardens  
& recreational areas • 2 External storage cupboards •  
EPC rating C

### DESCRIPTION

Ravensthworth Gardens was one of the first urban  
developments seen in Cambridge and is situated in hugely  
convenient location. The property is a versatile, three  
storey townhouse with double glazing throughout and gas  
fired central heating.

The accommodation, which extends to around 1100sqft,  
is spacious and flexible with adaptable living and dining  
space on the ground floor leading through to the kitchen/  
breakfast room opening to the courtyard garden.

On the first floor are bedrooms and a bathroom with a  
further two bedrooms and a shower room on the second  
floor.

### OUTSIDE

The property faces onto the communal recreational area  
giving pleasant, leafy outlooks. There is an enclosed area  
to the front of the property with a useful external storage  
cupboard to the side of the front door. The courtyard  
garden to the rear offers al-fresco dining and entertaining  
space and room for container gardening.

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





There is rear pedestrian gate and a further external storage cupboard, useful for garden furniture etc. There is secure under-croft 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 children's playground.

### 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 and gas

**Local Authority:** Cambridge City Council

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

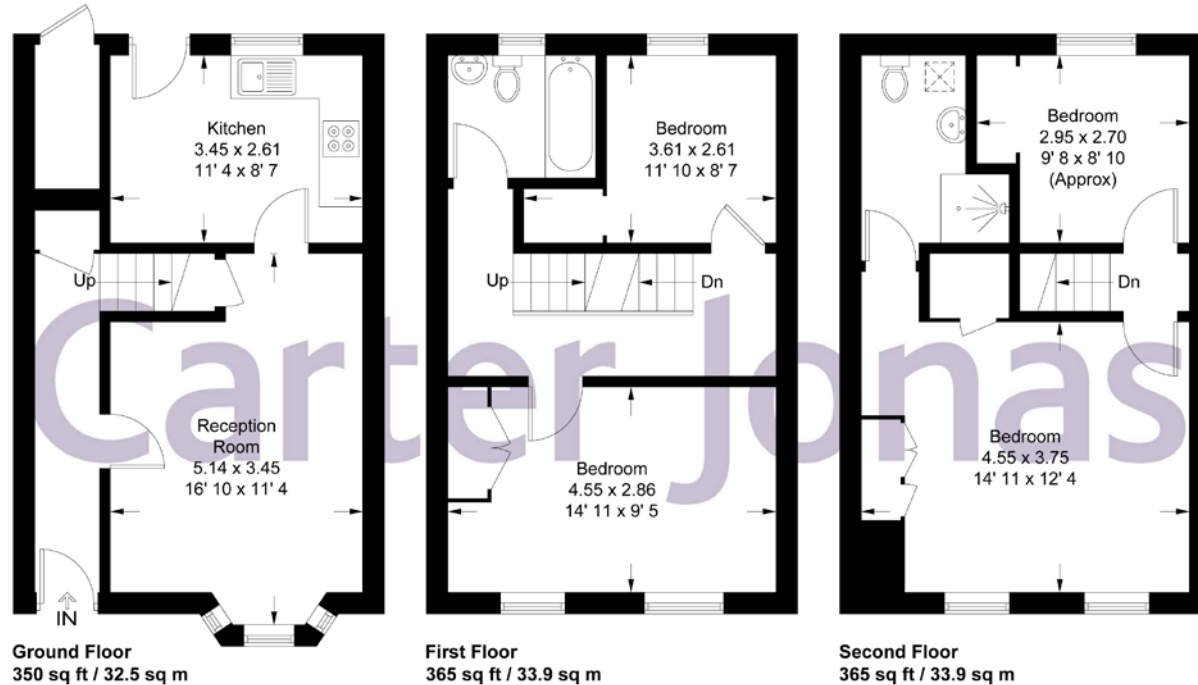


## Ravensworth Gardens

Approximate Gross Internal Area = 1080 sq ft / 100.3 sq m

Store = 19 sq ft / 1.8 sq m

Total = 1099 sq ft / 102.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		85
	75	
England, Scotland & Wales EU Directive 2002/91/EC		

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