



**Kennedy**  
&co.

## Rowan Gardens

Gamlingay

SG19 3LU

Asking Price Of £275,000

- Requiring Complete Modernisation
- Semi Detached Bungalow
- Popular Residential Development
- Two Double Bedrooms
- Large L Shaped Lounge / Dining Room
- Kitchen
- Bathroom
- Single Garage & Off Road Parking



Semi-detached bungalow requiring complete modernisation. Offering great potential to create a lovely family home. Located on the popular Green Acres development in Gamlingay. The accommodation comprises large L shaped sitting / dining room, kitchen, two double bedrooms & bathroom. Externally there is a single garage, off road parking & enclosed rear garden. No forward chain.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 and M11. Comberton School catchment area. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

Part double glazed Upvc entrance door opening into:

#### **RECEPTION HALLWAY**

Double storage cupboard, radiator, further cupboard, doors off to:

#### **KITCHEN**

9' 10" x 7' 0" (3m x 2.13m) Upvc double glazed window to the side aspect, base and eye level units, sink unit, worksurface space, serving hatch to dining area, plumbing for washing machine, larder cupboard housing gas fired boiler.

#### **L SHAPED LOUNGE / DINING ROOM**

18' 5" x 11' 5" opening to 20' 11" x 8' 8" (5.61m x 3.48m) Upvc double glazed window to the front aspect, twin radiators.

#### **BEDROOM ONE**

13' 11" x 9' 11" (4.24m x 3.02m) Upvc double glazed window to the rear aspect, radiator, built in wardrobe.

#### **BEDROOM TWO**

10' 8" x 8' 9" (3.25m x 2.67m) Upvc double glazed window to the rear aspect, radiator.

#### **BATHROOM**

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower attachment, tiling to splash areas, extractor fan.

### **DRIVEWAY**

Set to the side of the property, providing off road parking for two vehicles, leading to:

### **SINGLE GARAGE**

Up and over door, power and light connected, personal door to garden, window to rear aspect.

### **REAR GARDEN**

Enclosed rear garden, laid partly to lawn with patio area, gated rear access.





### **COUNCIL TAX BAND**

Tax band C

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

South Cambridgeshire District Council



### **OFFICE**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.