



Kennedy
&co.

Church Street

Gamlingay

SG19 3JH

Asking Price Of £235,000

- Grade II Listed Character Cottage
- Period Features Throughout
- Central Village Location
- Sitting Room with Inglenook Fireplace
- Two Bedrooms (formerly one)
- Galley Style Kitchen
- Downstairs Bathroom
- Good Size Rear Garden



Grade II listed character cottage, located in the heart of Gamlingay. Sitting room with Inglenook fireplace, galley style kitchen, downstairs bathroom and two bedrooms (formerly one large bedroom). Externally there is a rear garden with vehicular access. Offered for sale with no forward chain.

The property is packed full of charm and character. Being centrally located within the village all local amenities are on your doorstep.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 and M11. 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. Gamlingay falls within the highly regarded Comberton School catchment area.

SITTING ROOM

16' 3" x 10' 6" (4.95m x 3.2m) Multi pane window to the front aspect, Inglenook fireplace with exposed brick chimney breast and hearth, feature wall and ceiling beams, under stairs storage cupboard, latch door to stairwell, further part glazed door opening into:

GALLEY KITCHEN

10' 4" x 6' 3" (3.15m x 1.91m) Multi pane double glazed window and part double glazed door opening to the rear aspect, fitted range of base and eye level units, worksurface space with tiling to splash areas, inset 1 1/2 bowl sink unit, integral oven, ceramic hob with extractor over, slate flooring, recessed ceiling lighting, multi pane door through to:

INNER LOBBY

Multi pane double glazed window to the rear aspect, plumbing for washing machine, slate tiled flooring, large storage cupboard, door off to:

DOWNSTAIRS BATHROOM

Multi pane double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, tiling to splash areas, heated towel rail.

BEDROOM ONE

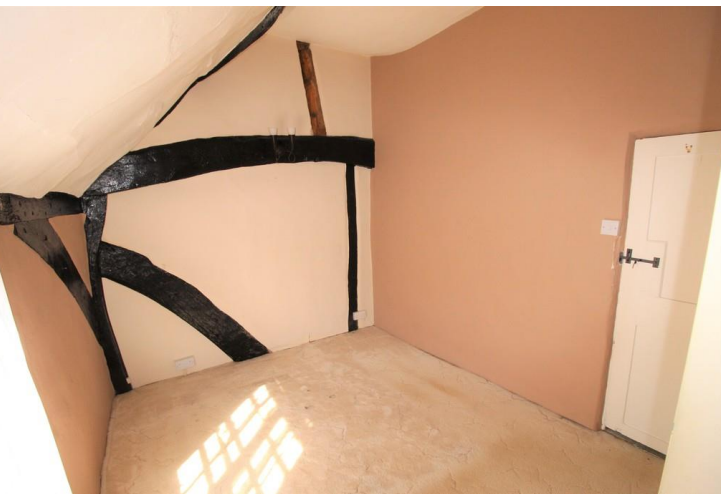
10' 8" x 8' 6" (3.25m x 2.59m) Access through to bedroom two. Multi pane window to the front aspect, exposed feature wall beams, vaulted ceiling, cupboard housing immersion heater and water tank, door through to:

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m) Multi pane window to the rear aspect, electric heater, built in wardrobe, exposed wall beams, vaulted ceiling.

REAR GARDEN

Being of an excellent size, laid predominantly to lawn with patio area, two summerhouses, outside Wc (not in use), tap, vehicular access via shared driveway to the rear of the garden accessed at end of terrace.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District
Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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