



Kennedy
&co.

Mill Street

Gamlingay

SG19 3JW

Asking Price Of £415,000

- Unique Grade II Listed Character Home
- Versatile Ground Floor Accommodation
- Two / Three Double Bedrooms
- Spacious Sitting Room
- Large Double Room Cellar
- 21ft x 9ft Kitchen / Dining Room
- Delightful Enclosed Rear Garden
- Off Road Parking



Grade II listed character home, located within walking distance of all local shops & schools. Offering versatile accommodation set over three floors. Benefiting from kitchen / dining room, 19ft x 18ft sitting room, large cellar, family room / bedroom three & downstairs shower room. To the first floor are two double bedrooms & family bathroom. Externally there is a gated rear garden with gravelled off road parking area.

The property offers a great mix of old and new and an internal viewing is highly recommended to fully appreciate the versatility of accommodation on offer. The two cellar rooms have a good head height and could be converted to provide additional living accommodation if needed.

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

ENTRANCE

Stable door opening into:

KITCHEN / DINING ROOM

21' 8" x 9' 8" (6.6m x 2.95m) Sash window to the side aspect, full height window to the front aspect, range of base and eye level units, wood block worksurfaces with inset 11/2 bowl sink unit, built in oven, inset ceramic hob with stainless steel extractor over, feature wood burning stove, space for table and chairs, radiator, latch door to stairwell, further doors off to family room and living room.

LIVING ROOM

18' 9" x 17' 8" (5.72m x 5.38m) Full height picture windows to the front aspect, radiator, doors to inner hallway and cellar.

FAMILY ROOM / BEDROOM THREE

14' 11" x 12' 0" (4.55m x 3.66m) Sash window to the side aspect, feature fireplace (boarded up) with built in cupboards to one side, radiator, further sash window to the rear aspect, door to:

INNER HALLWAY

Stable door opening to the rear garden, radiator, door back through to the living room, further door off to:

DOWNSTAIRS SHOWER ROOM

Twin windows to the rear aspect, three piece suite comprising low level Wc, wash hand basin and enclosed fully tiled shower cubicle, extractor fan, underfloor heating.

CELLAR ONE

14' 6" x 14' 3" (4.42m x 4.34m) Inlaid brick flooring.

CELLAR TWO

14' 0" x 9' 0" (4.27m x 2.74m) Inlaid brick flooring.

FIRST FLOOR GALLERIED LANDING

Sash window to the rear aspect, radiator, airing cupboard housing gas fired boiler, utility area with plumbing for washing machine, doors off to:

BEDROOM ONE

14' 4" x 11' 0" (4.37m x 3.35m) Sash window to the front aspect radiator, loft access.

BEDROOM TWO

10' 8" x 10' 4" (3.25m x 3.15m) Sash window to the front aspect, radiator, loft access.

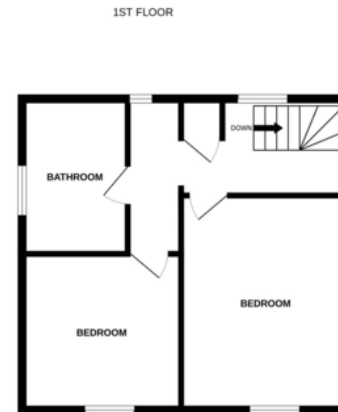
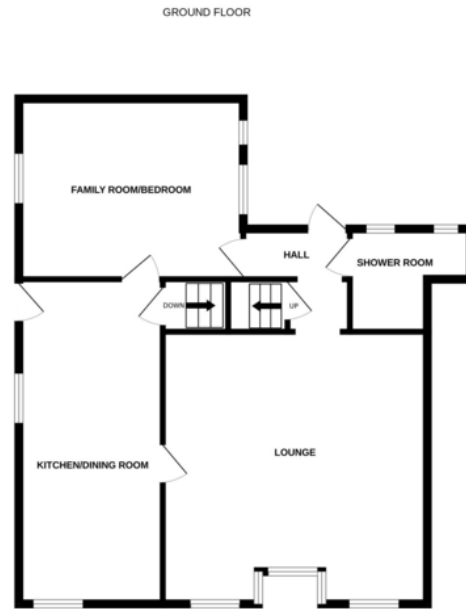
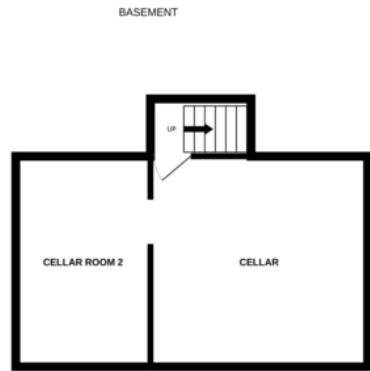
FAMILY BATHROOM

Sash window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted telephone style shower attachment, tiled flooring, wooden panelling to walls, heated towel rail.

REAR GARDEN

Patio area leading to lawn with mature trees and shrub borders, gravelled off road parking area, timber storage shed, tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

COUNCIL TAX BAND

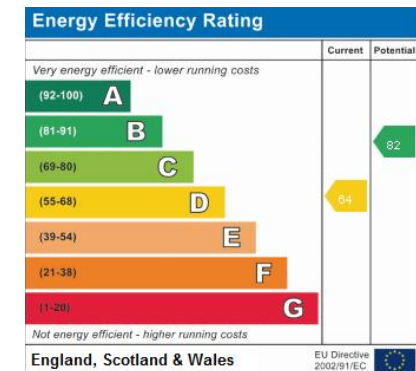
Tax band E

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 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