



Kennedy
&co.

Waresley Road

Gamlingay

SG19 3EH

Asking Price Of £275,000

- Central Village Location
- Spacious Kitchen / Diner
- Three Bedrooms
- Sitting Room
- Four Piece Bathroom Suite
- Paved Rear Garden
- No Forward Chain
- Single Garage En Bloc



A three bedroom semi-detached property, centrally located in the village of Gamlingay, within walking distance of all local amenities & local school. Offered for sale with no forward chain. Benefiting from separate sitting room & spacious fitted kitchen / diner. Externally there is a small paved rear garden, single garage & parking.

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

Upvc entrance door with double glazed panels opening into:

RECEPTION LOBBY

Double glazed window to the side aspect, radiator, white panel door through to:

SITTING ROOM

17' 8" x 11' 7" (5.38m x 3.53m) Full height double glazed window to the front aspect, twin radiators, brick built fireplace with display niches and shelving to side for TV etc, coving to ceiling, wall light points, white panel door through to:

INNER HALLWAY

Stairs rising to the first floor, under stairs storage cupboard, radiator, double glazed door with window to the side opening into the rear lobby, door off to:

KITCHEN / DINER

14' 8" x 11' 0" (4.47m x 3.35m) Being of an excellent size, Upvc double glazed window to the rear aspect, fitted with a range of base and matching eye level units, ample worksurface space with tiling to splash areas, single bowl sink unit, washing machine, integral oven with inset ceramic hob, concealed extractor hood, tiled flooring, radiator, space for table and chairs.

REAR LOBBY

Double glazed window to the side aspect, double glazed door opening to the rear garden, further door to:

CLOAKROOM

Double glazed window to the side aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, coving to ceiling, electric wall mounted heater.

FIRST FLOOR LANDING

Loft access, large storage cupboard, doors off to:

BEDROOM ONE

11' 8" x 10' 2" (3.56m x 3.1m) Upvc double glazed window to the front aspect, radiator.

BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling, built in wardrobe.

BEDROOM THREE

11' 7" x 7' 2" (3.53m x 2.18m) Upvc double glazed window to the front aspect, radiator, coving to ceiling.

BATHROOM

Upvc double glazed window to the rear aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, bath and enclosed shower cubicle.

REAR GARDEN

Paved rear garden enclosed by dwarf brick wall, oil tank, step down to parking area which is accessed via Green End.

SINGLE GARAGE EN BLOC

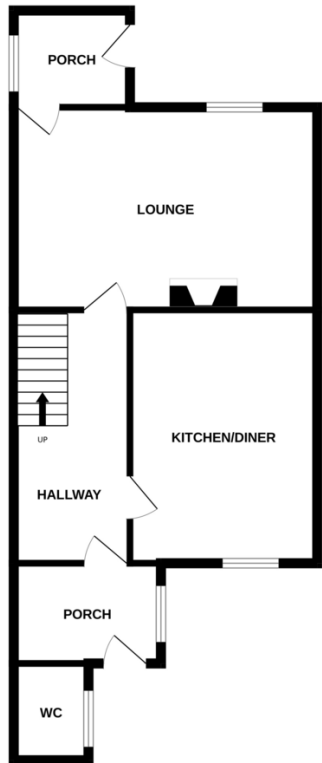
Up and over door.

FRONT GARDEN

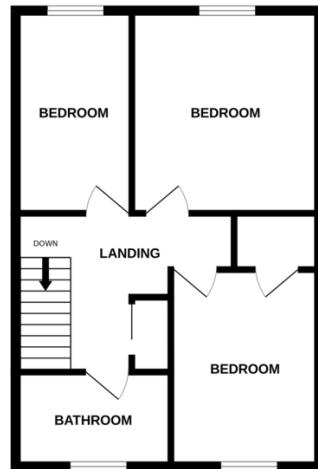
Laid mainly to lawn with shrub beds, pathway to entrance and rear of the property.



GROUND FLOOR



1ST FLOOR



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.
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COUNCIL TAX BAND

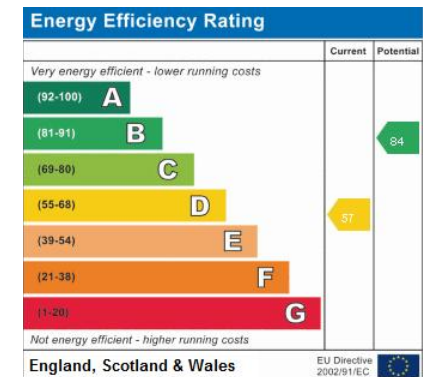
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



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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