



Kennedy
&co.

School Close

Gamlingay

SG19 3JY

Asking Price Of £325,000

- Requiring Complete Refurbishment
- Wonderful Corner Plot
- Great Potential to Extend (stp)
- Three Bedrooms
- Sitting Room
- Kitchen / Breakfast Room
- Gardens to Front, Side & Rear
- Single Garage & Off Road Parking



Sitting on a large corner plot sits this three bedroom semi-detached property, requiring complete refurbishment throughout with great potential to extend (stp). The property benefits from reception hallway, downstairs cloakroom, fitted kitchen / breakfast room, sitting room, three first floor bedrooms & bathroom. Externally there are gardens to the front, rear & side with a single garage set to the rear.

The property is situated just a short walk from all local amenities and is offered for sale with no upward chain.

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

Double glazed entrance door with full height window to the side opening into:

ENTRANCE HALLWAY

Stairs rising to the first floor, doors off to all rooms.

CLOAKROOM

Upvc double glazed window to the side aspect, two piece suite comprising low level Wc and wall mounted wash hand basin.

KITCHEN / BREAKFAST ROOM

12' 3" x 10' 6" min (3.73m x 3.2m) Twin Upvc double glazed windows to the rear aspect, fitted range of base units with worksurfaces over, tiling to splash back, inset single bowl sink unit, integral fridge, built in oven with inset four ring ceramic hob, breakfast bar, space for upright fridge / freezer, radiator, plumbing for washing machine, larder cupboard.

SITTING ROOM

16' 7" x 11' 7" excluding bay (5.05m x 3.53m) Upvc double glazed box bay window to the front aspect, radiator, feature open fireplace with tiled hearth.

FIRST FLOOR LANDING

Loft access, radiator, doors off to all rooms.

BEDROOM ONE

10' 7" x 9' 9" (3.23m x 2.97m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

BEDROOM TWO

10' 5" x 10' 1" (3.18m x 3.07m) Upvc double glazed window to the front aspect, radiator, built in double wardrobe, airing cupboard.

BEDROOM THREE

7' 6" x 6' 4" (2.29m x 1.93m) Upvc double glazed window to the front aspect, radiator.

BATHROOM

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

GARDENS

Set well back from the road, the property occupies a large corner plot with gardens to the front, side and rear, vegetable plot, personal door to garage, door to shed, gated rear access to parking area.

SINGLE GARAGE

Set to the rear of the property, up and over door, additional parking to the front for one vehicle.





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.