



Kennedy
&co.

Green Acres

Gamlingay

SG19 3LY

Asking Price Of £315,000

- Mid Terrace Bungalow
- Spacious Sitting Room
- Re-Fitted Kitchen
- Two Bedrooms
- Conservatory
- Shower Room
- Front & Rear Gardens
- Garage En Bloc & Parking



A well-presented two bedroom mid terrace bungalow situated on the popular Green Acres development in Gamlingay. Benefiting from sitting room, re-fitted kitchen, conservatory & shower room. Externally there are gardens to both the front & rear & single garage en-bloc with parking space to the front. The property further benefits from gas central heating.

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.

Part double glazed Upvc entrance door opening into:

RECEPTION LOBBY

Upvc double glazed windows to both front and side aspects, radiator, multi pane double doors opening into:

SITTING ROOM

20' 8" x 10' 9" (6.3m x 3.28m) Upvc double glazed bay window to the front aspect, radiator, brick built fireplace with display plinth to side, electric fire, door to inner hallway, further door through to:

RE-FITTED KITCHEN

10' 8" x 8' 6" (3.25m x 2.59m) Fitted with a range of base and matching eye level units, ample work surface space with tiling to all splash areas, single bowl sink unit, plumbing for washing machine, electric cooker with stainless steel extractor over, radiator, tiled flooring, Upvc double glazed window to the rear aspect, part double glazed door opening to:

CONSERVATORY

9' 3" x 9' 1" (2.82m x 2.77m) Of Upvc, glass and brick construction, tiled floor, fitted blinds, radiator, Upvc part double glazed door opening to the rear garden.

INNER HALLWAY

Access to loft space and combi-boiler with ladder and light, storage cupboard, doors off to all rooms.

BEDROOM

12' 3" x 10' 7" (3.73m x 3.23m) Upvc double glazed window to the front aspect, radiator, built in double and single wardrobe.

BEDROOM

12' 5" x 7' 8" max (3.78m x 2.34m) Upvc double glazed window to the rear aspect, radiator.

SHOWER ROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and walk in shower, tiling to all walls and floor, radiator.

REAR GARDEN

Paved patio area set beneath wooden pergola, steps down to lawn, enclosed by timber panel fencing, gated rear access, tap.

FRONT GARDEN

Laid mainly to lawn, shrub border to the front, pathway to entrance door.

GARAGE EN BLOC

Set to the end of the terrace, single up and over door, parking space to the front.





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.