



**Kennedy**  
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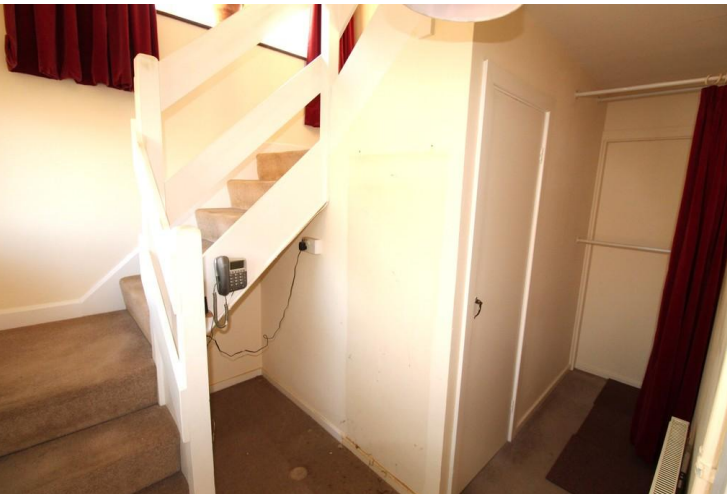
**Murfitt Way**

Gamlingay

SG19 3EW

**Offers In Region Of £310,000**

- Three Bedroom Semi Detached
- Cul De Sac Location
- Open Views to Side Over Farmland
- Separate Reception Rooms
- All Bedrooms with Fitted Wardrobes
- Covered Side Passageway with Large Storage Cupboard
- Enclosed Rear Garden
- Great Potential for Improvement / Extending



Semi-detached property located at the top of a quiet cul de sac. Requiring a degree of modernisation but with great potential to extend / reconfigure to create a lovely family home. Open views to the side across open fields and Gamlingay woods which is a haven for dog walkers. Walking distance to all local amenities and local school. 'Comberton' school catchment area. **NO CHAIN.**

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.

Entrance door with inset glazed panels opening into:

#### **RECEPTION HALLWAY**

Dog leg staircase rising to the first floor, under stairs recess, large storage cupboard, radiator, Upvc double glazed window to the front aspect and side aspect at half landing, door through to:

#### **SITTING ROOM**

11' 9" x 11' 5" (3.58m x 3.48m) Upvc double glazed window to the front aspect, radiator, walk through to:

#### **DINING ROOM**

9' 1" x 8' 7" (2.77m x 2.62m) Upvc double glazed window to the rear aspect, radiator, door through to:

#### **KITCHEN**

11' 4" x 9' 0" (3.45m x 2.74m) Upvc double glazed window to the rear aspect, range of matching base and eye level units, work surface space with inset single bowl sink unit, plumbing for washing machine and slimline dishwasher, wall mounted gas fired boiler, space for cooker and upright fridge freezer, Upvc 1/2 glazed casement door opening to the covered side passageway.

#### **COVERED SIDE PASSAGEWAY**

7' 0" min x 6' 9" min (2.13m x 2.06m) Would make an ideal workshop / hobby room, large storage space, doors to both front and rear aspects.

#### **FIRST FLOOR LANDING**

Loft access, radiator, doors off to all rooms.



### **BEDROOM ONE**

15' 3" x 8' 4" (4.65m x 2.54m) Upvc double glazed window to the front aspect, radiator, two built in double and one single wardrobe.

### **BEDROOM TWO**

9' 5" x 7' 8" (2.87m x 2.34m) Upvc double glazed window to the rear aspect, radiator, linen cupboard, double and single built in wardrobe.

### **BEDROOM THREE**

8' 8" x 6' 4" (2.64m x 1.93m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

### **BATHROOM**

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

### **FRONT GARDEN**

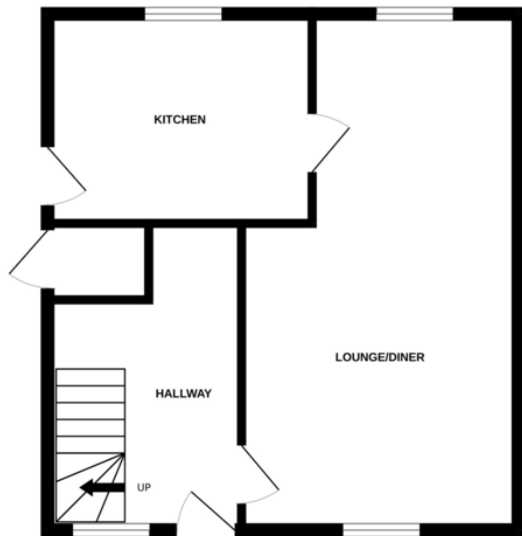
Laid mainly to lawn set behind brick retaining wall, pathway to entrance door, large external storage cupboard, access to outside Wc, access to rear garden.

### **REAR GARDEN**

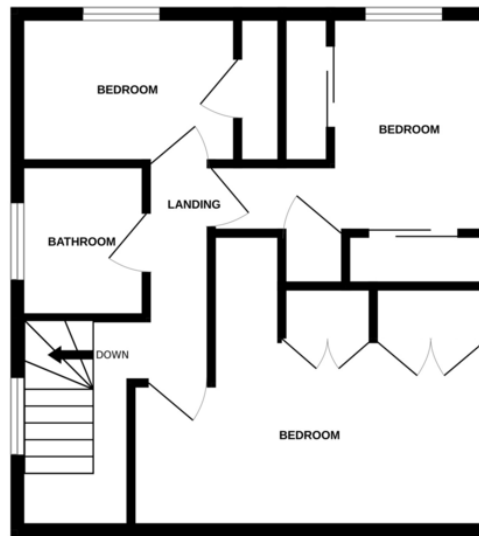
Large patio area, leading to lawn, open views to the side over farmland and to Gamlingay Woods beyond.



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**

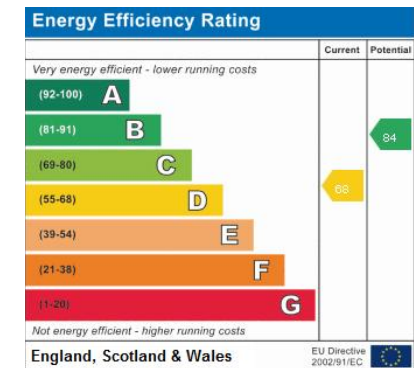
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District Council



**OFFICE**

10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729

**E:** kennedypotton@btconnect.com

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