



Kennedy
&co.

Chapel Field

SG19 3QP

Offers In Excess Of
£285,000

- Good size rear garden
- Two good size bedrooms
- Family bathroom
- Work shop to the rear
- Cul-de-sac location
- Good size kitchen
- Parking for two vehicles



A delightful, light and airy home situated in a cul-de-sac location in the village of Gamlingay.

The property has a good sized kitchen/breakfast room, two good sized bedrooms, a family bathroom, a lounge diner, a good sized rear garden with workshop and parking on driveway for two vehicles.

The property is in very good condition throughout and a viewing is highly recommended.

PARTICULARS

Gravel frontage with shrubs. Double glazed door to:

ENTRANCE HALL

Dado rail and storage cupboard.

LOUNGE/DINER

15' 8" x 11' 8" (4.78m x 3.56m) Double glazed window to the front, radiator, dado rail, laminate flooring, under stair cupboard. Stairs rising to the first floor.

Through to:

KITCHEN/BREAKFAST ROOM

11' 7" x 8' 9" (3.53m x 2.67m) Base and wall mounted units, stainless steel sink and drainer with mixer taps. Tiled splash back surrounds. Double glazed window to the rear and double glazed patio doors to the rear garden. Space for washer/dryer, space for fridge. Oven with hob and extractor. Radiator. Gas boiler.

BEDROOM 1

10' 3" x 9' 6" (3.12m x 2.9m) Double glazed window to the rear. Radiator. Fitted wardrobes with mirror frontage.

BATHROOM

Panelled bath with shower over. Vanity unit housing the wash hand basin. W.C. Heated towel rail.

BEDROOM 2

12' 2" x 7' 2" (3.71m x 2.18m) Double glazed window to the front. Radiator.

DRIVEWAY

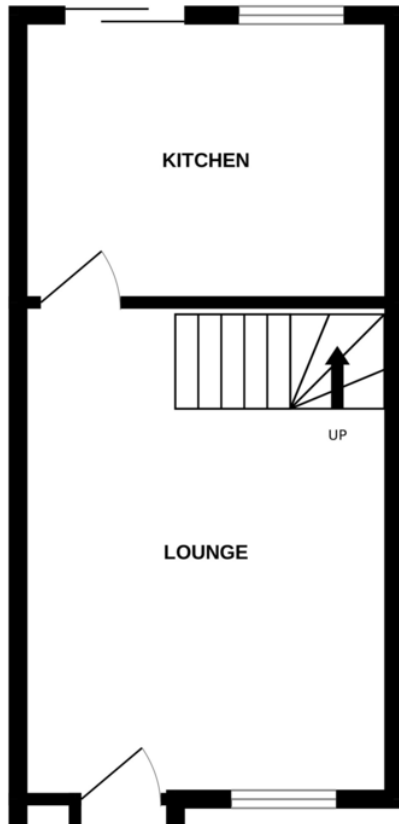
Parking for two vehicles.

REAR GARDEN

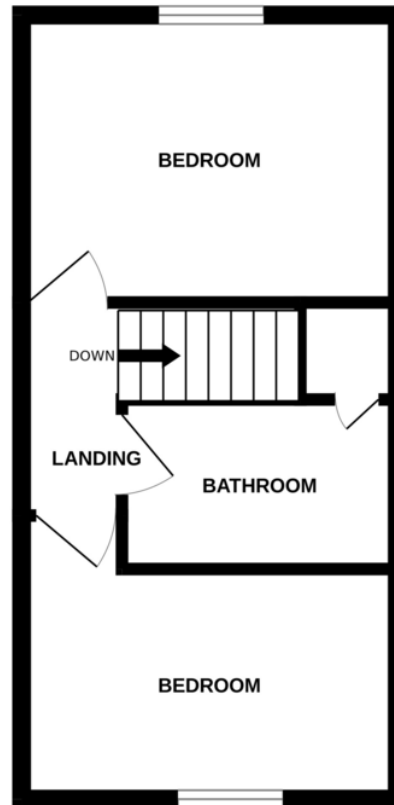
Larger than average rear garden with lawn and patio area. 10' x 10' Workshop with power and light. Outside tap.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

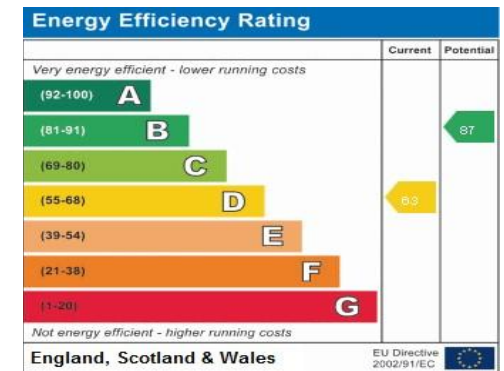
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.