



Kennedy
&co.

Elizabeth Way

Gamlingay

SG19 3NH

Asking Price Of £345,000

Extended & well maintained
Three Bedroom Home

Garage and Off Road
Parking

Entrance Hall and
Cloakroom

Located on a corner plot

Spacious 21ft Lounge

Four Piece Bathroom &
Separate W.C

Re-Fitted Kitchen

Gas To Radiator Central
Heating



We are delighted to have for sale this very tidy and well presented family home that is located at the end of a no-through road. This family home has been well maintained and extended to the rear providing extra ground floor space and benefits from gas to radiator central heating.

A refitted kitchen over recent years and a new boiler replaced approx 3 years ago.

Upstairs are 3 good sized bedrooms and a separate W.C also recently replaced.

Outside there is a garage, astro turf rear fenced garden with patio and seating area. Ample parking and garden to the front. The property sits on a corner plot with nothing overlooking from the rear.

Viewing is highly recommended via Kennedy & Co.

Particulars

UPVC door to:

Entrance hallway with radiator. Door to:

CLOAKROOM

W.C, wash hand basin, radiator and frosted UPVC window to the front.

LOUNGE

21' 9" x 13' 9" (6.63m x 4.19m) This room narrows to 10'8, Gas fire in a brick surround with timber mantle and storage cupboard to the side. Large UPVC double glazed window to the front. Radiator and thermostat. Archway leading through to:

DINING AREA/DAY ROOM

8' 5" x 6' 5" (2.57m x 1.96m) UPVC double glazed doors leading to patio area. Radiator

KITCHEN

12' 3" x 9' 8" (3.73m x 2.95m) Refitted over recent years and provides high gloss base and wall mounted units with rolled edge work tops and splash back. Space for oven, plumbing for washing machine and dishwasher, plus space for another appliance. A large walk in larder. Gas fired boiler approx 3 years old.

UPVC double glazed window to the rear and UPVC double glazed door to the garden.

LANDING

Access to loft with ladder

BEDROOM 1

10' 1" x 10' 2" (3.07m x 3.1m) UPVC double glazed window to the rear. Fitted timber wardrobes with mirror fronted central section.

Radiator.

BEDROOM 2

12' 6" x 11' 7" (3.81m x 3.53m) UPVC double glazed window to the front. Airing cupboard with hot water cylinder tank and immersion, plus central heating and water programmer. BT hub.

BEDROOM 3

11' 3" x 8' 3" (3.43m x 2.51m) UPVC double glazed window to the front. Storage space, Radiator

SEPARATE W.C

W.C. UPVC double glazed window to the rear.

BATHROOM

Corner bath, gravity fed shower cubicle, pedestal wash hand basin with mirror above and bidet.

Radiator towel rail plus extra wall mounted electric heater. UPVC double glazed window to the rear. Tiled effect flooring.

OUTSIDE

Astro turf corner plot with patio and seating area. Bin storage space and outside tap.

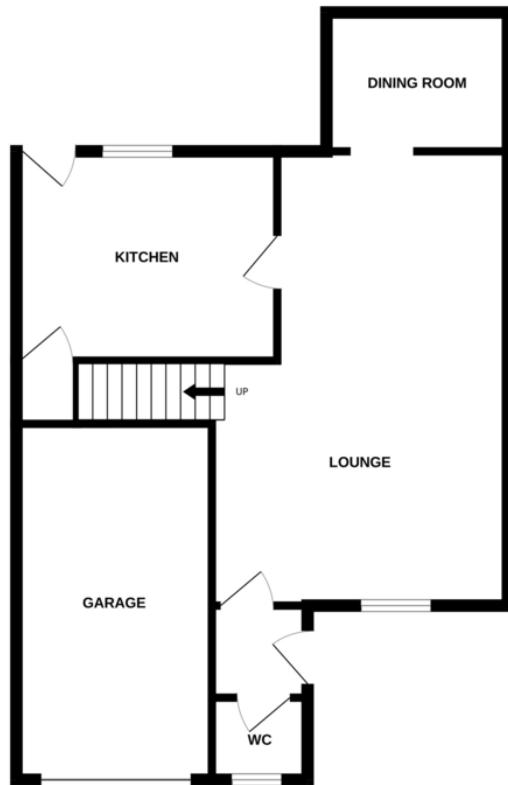
Front garden with shrubs.

GARAGE

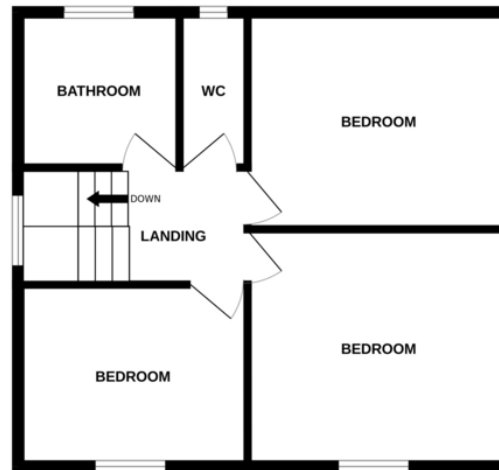
Up and over door, power, lighting and cold water tap.



GROUND FLOOR



1ST FLOOR



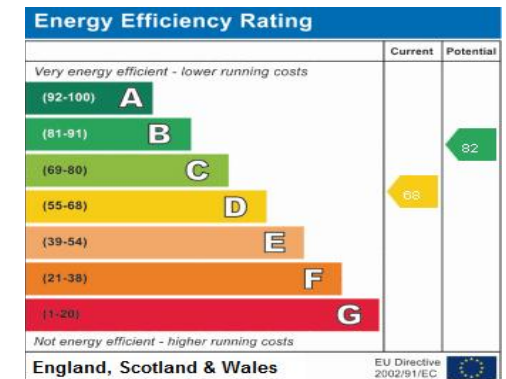
COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY



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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.