



**Kennedy**  
&co.

Elizabeth Way

Gamlingay

SG19 3NH

Asking Price Of £314,995

Spacious lounge

Three bedrooms

Large conservatory

Good size rear garden

Parking and garden to front

Recently refitted kitchen

Cul-de-sac location

Garage en-bloc



A good sized three bedroomed, extended, end of terrace family home with a good sized rear garden, with parking and garden to the front and garage en-bloc. The property is situated in the popular village of Gamlingay and is offered with no onward chain.

### **PARTICULARS**

Pathway leading to part glazed UPVC door to:

### **HALLWAY**

Radiator. Dado rail. Door to:

### **CLOAKROOM**

Low level W.C. Wash hand basin. Heated towel rail. Frosted double glazed window to the front.

### **LOUNGE**

15' 9" x 13' 8" (4.8m x 4.17m) Large UPVC double glazed window to the front. Radiator. Stairs rising to the first floor.

### **KITCHEN/DINER**

16' x 10' 7" (4.88m x 3.23m) Base and wall mounted units with oak work tops. Oven and hob with extractor over. Belfast ceramic sink and drainer. Under stairs cupboard. Slimline dishwasher. Washing machine. Space for fridge/freezer. Good size space for table and chairs. Radiator. Patio doors to the conservatory. Double glazed window to the rear. Recessed spot lighting.

### **CONSERVATORY**

14' 9" x 9' 3" (4.5m x 2.82m) Glazed on all three sides and roof. Patio doors leading onto the garden. Ceiling fan.

### **LANDING**

Access to the loft space. Airing cupboard. Doors to:

### **BEDROOM ONE**

10' 6" x 9' 5" (3.2m x 2.87m) Double glazed window to the front. Radiator. Storage cupboard.

### **BEDROOM TWO**

10' 3" x 9' 6" (3.12m x 2.9m) Double glazed window to the rear. Radiator. Storage cupboard.

### **BEDROOM THREE**

7' 6" x 6' 2" (2.29m x 1.88m) Double glazed window to the front. Radiator.

## BATHROOM

Three piece suite. Bath with shower over. Heated towel rail. Low level W.C. Tiled to the bath area and splash guarding. Tiled to the floor.

## EXTERNALLY

Rear garden: good size, mainly laid to lawn with shrubbery. Enclosed with fencing panels.

Front garden: Parking to the front with lawn to the side.

Garage en-bloc to the rear.





## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

## OFFICE

10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

T: 01767 262729

E: [potton@kennedyestateagents.uk](mailto: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.