



Kennedy
&co.

The Cinques

Gamlingay SG19 3NU

Offers In Region Of £225,000

- End Terrace Period Cottage
- Edge of Village Location
- Fitted Kitchen
- Separate Breakfast Room
- Sitting Room with Wood Burning Stove
- Downstairs Bathroom
- Two Bedrooms
- Enclosed Rear Garden



Delightful end terrace cottage situated on the edge of the popular South Cambridgeshire village of Gamlingay. Sitting room with wood burning stove, fitted kitchen, breakfast room, ground floor bathroom & two bedrooms. Externally there is an enclosed rear garden with timber shed. No chain.

Wooden entrance door with glazed panel opening into:

SITTING ROOM

11' 3" x 9' 3" (3.43m x 2.82m) Upvc double glazed window to the front aspect, radiator, brick fireplace housing wood burning stove with cupboards to one side, oak flooring, doorway through to breakfast room, further doorway to:



INNER HALLWAY

Upvc double glazed window to the front aspect, airing cupboard housing gas fired boiler and with plumbing for washing machine, radiator, stairs rising to the first floor, oak flooring, door off to:

DOWNSTAIRS BATHROOM

Upvc double glazed window to the side aspect, three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, tiling to splash areas, radiator, under stairs storage cupboard, extractor fan.



BREAKFAST ROOM

10' 8" max x 7' 7" (3.25m x 2.31m) Upvc double glazed window to the rear aspect, radiator, tiled flooring, door to rear, doorway through to:

FITTED KITCHEN

7' 8" x 7' 3" (2.34m x 2.21m) Upvc double glazed window to the side aspect, fitted range of base and matching eye level units, ample worksurface space with tiling to splash areas, single bowl sink unit, integral oven, inset gas hob, space for fridge / freezer, tiled flooring.

LANDING

Doors off to:

BEDROOM ONE

11' 5" x 10' 10" (3.48m x 3.3m) Upvc double glazed window to the front aspect, radiator.

BEDROOM TWO

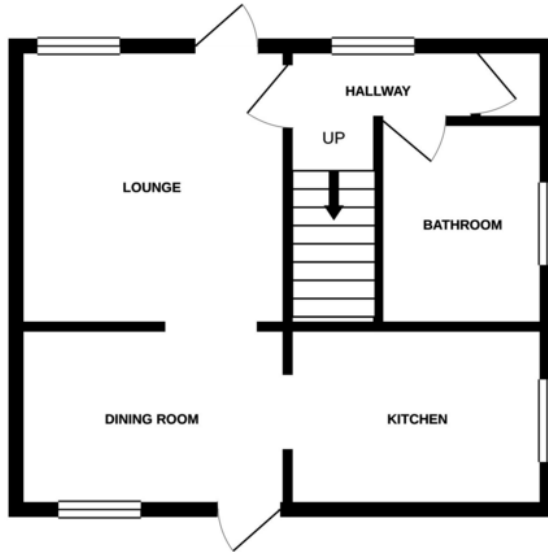
11' 5" x 5' 11" min (3.48m x 1.8m) Upvc double glazed window to the front aspect, radiator, recessed area for wardrobe.

REAR GARDEN

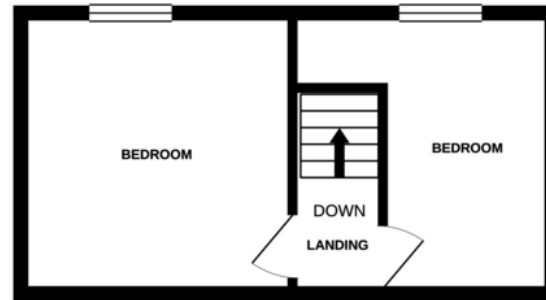
Laid to gravel, enclosed by timber picket fencing, timber shed, right of way across the rear of the property for neighbouring cottages for bin emptying etc.



GROUND FLOOR
36.1 sq.m. approx.



1ST FLOOR
21.8 sq.m. approx.



TOTAL FLOOR AREA: 57.9 sq.m. approx.

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

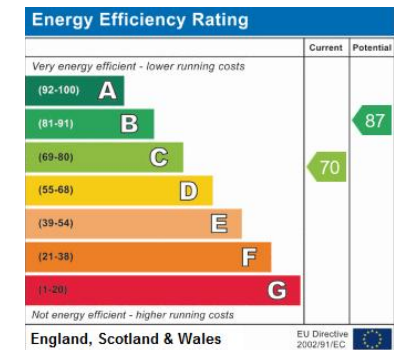
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



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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