



Kennedy
&co.

Waresley Road

Gamlingay

SG19 3EJ

Asking Price Of £285,000

- Period two bedroom cottage
- Large rear garden
- Sitting room with feature wood burning stove
- Upstairs bathroom
- Farmhouse style kitchen
- Driveway & secure off road parking
- Conservatory
- Gas central heating



End terrace period cottage, situated in the popular South Cambridgeshire village of Gamlingay. Benefiting from sitting room with wood burning stove, farmhouse style kitchen, conservatory, two bedrooms and family bathroom. To the rear is a large well stocked rear garden, double wooden gates give access to a block paved driveway providing off road parking.

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

Part glazed entrance door opening into:

ENTRANCE LOBBY

Double glazed window to the side aspect, tiled flooring, multi pane door opening into:

SITTING ROOM

12' 1" x 11' 6" (3.68m x 3.51m) Window to the front aspect, exposed ceiling beams, radiator, feature brick built fireplace with raised hearth housing wood burning stove, laminate flooring, multi pane door opening into:

FARMHOUSE KITCHEN

11' 7" x 11' 0" (3.53m x 3.35m) Stairs rising to the first floor, quarry tiled flooring, range of wooden base units, wall mounted cupboard, butler sink, wooden work surfaces, exposed ceiling beams, plumbing for washing machine and slimline dishwasher, wall mounted gas fired boiler, 1/2 glazed door opening into:

CONSERVATORY

11' 0" x 9' 5" (3.35m x 2.87m) Of Upvc and glass construction, radiator, French doors opening to the rear garden.

LANDING

Loft access, doors off to all rooms.

BEDROOM ONE

12' 1" x 11' 8" (3.68m x 3.56m) Window to the front aspect, radiator, laminate flooring, built in wardrobe.

BATHROOM

Window to the rear aspect, three piece suite comprising low level Wc, pedestal wash hand basin and bath with shower attachment, wooden flooring, tiling to splash areas, radiator.

BEDROOM TWO

8' 1" x 5' 9" (2.46m x 1.75m) Window to the rear aspect, radiator, laminate flooring, airing cupboard.

REAR GARDEN

Being of an excellent size, laid mainly to lawn with well stocked shrub and tree borders, patio area to rear of property, further sun trap patio set to the rear of the garden, large shed, outside power, woodstore, double doors giving gated access to the front.

FRONT GARDEN

Set behind small brick retaining wall.

BLOCK PAVED DRIVEWAY

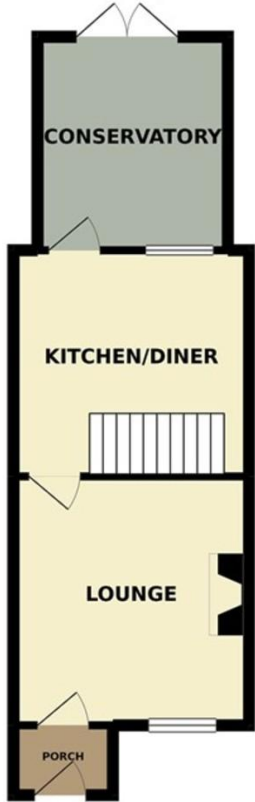
Set to the side of the property, providing off road parking, double wooden doors giving drive through access to secure parking area.

AGENTS NOTE

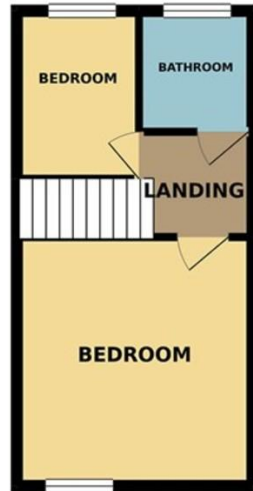
There is a right of way across the garden for the neighbouring cottage for bin emptying etc.



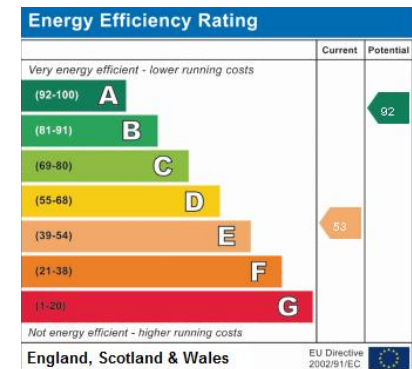
GROUND FLOOR 35.14 sq. m.
(378.19 sq. ft.)



1ST FLOOR 24.66 sq. m.
(265.45 sq. ft.)



TOTAL FLOOR AREA : 59.80 sq. m. (643.64 sq. ft.) 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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