



Kennedy
&co.

Elizabeth Way

Gamlingay

SG19 3NH

Asking Price Of £300,000

- Mid Terraced Family Home
- Three Double Bedrooms
- Kitchen / Breakfast Room
- Good Size Sitting Room
- Modern Bathroom Suite
- Enclosed Rear Garden
- Single Garage with Direct Access from Garden
- Off Road Parking



A surprisingly spacious three double bedroom family home. Located in the sought after South Cambridgeshire village of Gamlingay and falling within the highly regarded 'Comberton School' catchment area. Situated on a no through road and within walking distance of all local amenities and school.

The property benefits from a fitted kitchen /breakfast room, generous 19ft lounge, modern family bathroom suite, enclosed rear garden with large decked area and with direct access to the single garage and parking area.

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.

Entrance door with twin glazed panels opening into:

RECEPTION HALLWAY

Double and single panel radiator, built in storage cupboard, stairs rising to first floor, laminate wood effect flooring, communicating doors to:

CLOAKROOM

Upvc obscure double glazed window to front elevation, double panel radiator, fitted two piece white suite comprising low level Wc and wash hand basin with mixer tap over, tiled to all splash areas, laminate wood

effect flooring.

KITCHEN / BREAKFAST ROOM

12' 8" x 12' 0" (3.86m x 3.66m) Upvc double glazed window to front elevation, fitted kitchen comprising one and a half bowl composite sink drainer unit with mixer taps over, wood effect rolled top work surfaces, range of base units incorporating space and plumbing for dishwasher, space and plumbing for washing machine, space for cooker and fridge/freezer, tiled to all splash areas, further range of wall mounted units, tiled flooring, coving to ceiling, ample space for table and chairs.

SITTING ROOM

19' 0" x 11' 8" max (5.79m x 3.56m) Upvc double glazed window to rear elevation, Upvc double glazed

'French' doors opening to the rear garden, single panel radiator, twin ceiling fans.

FIRST FLOOR LANDING

Access to loft space, communicating doors to:

BEDROOM ONE

14' 1" x 9' 8" (4.29m x 2.95m) Upvc double glazed window to rear elevation, double panel radiator, coving to ceiling.

BEDROOM TWO

10' 5" x 9' 1" (3.18m x 2.77m) Upvc double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

11' 1" x 8' 10" (3.38m x 2.69m) Upvc double glazed window to rear elevation, double panel radiator, coving to ceiling.

FAMILY BATHROOM

Upvc obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level Wc with concealed cistern, vanity wash hand basin with mixer tap over and panelled 'L' shaped bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan, airing cupboard housing gas combination boiler with shelving.

REAR GARDEN

Fully enclosed rear garden, initial raised timber decking seating area, mainly laid to lawn with tree and

shrub beds, paved patio area to the rear with gated access to side and personal door to:

SINGLE GARAGE

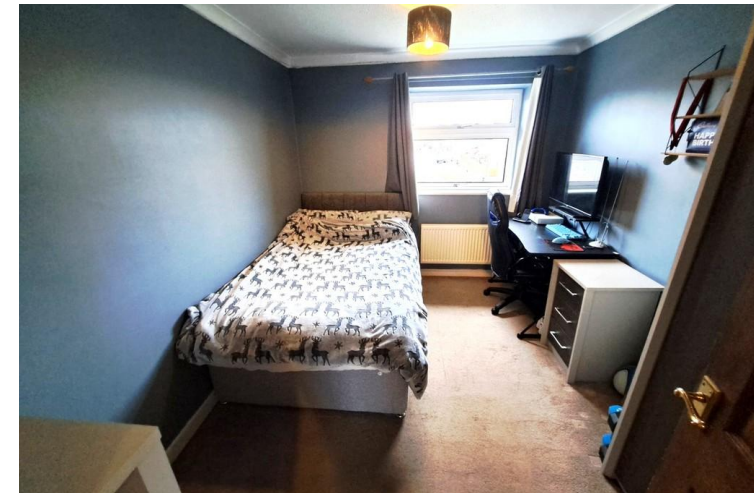
Single garage with roller door, window to rear elevation, power and light connected.

OFF ROAD PARKING

Allocated private off road parking for one vehicle in residents parking area to rear.

AGENTS NOTE

This property is owned by a relative of an employee at Kennedy & Co.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.