



**Kennedy**  
&co.

50 Elizabeth Way

Gamlingay

SG19 3NH

Offers In Excess Of  
**£325,000**

- 3 double bedrooms
- Large lounge/dining room
- En-suite to the master
- Re-fitted bathroom
- maintenance free rear garden
- Dayroom extension to the rear
- Large study/down stairs bedroom
- Solar panels with storage



We are delighted to offer this great opportunity to purchase a three bedroom, extended end of terraced property.

A professional converted garage whilst retaining off road parking on the driveway.

The kitchen is in Shaker Style with a dayroom extension to the rear. A further large family room currently used as a bedroom and a large lounge/dining room and downstairs cloakroom.

Upstairs there are three double bedrooms with en-suite to the master and a re-fitted bathroom.

Outside the rear garden is maintenance free and all to patio. To the front there are shrubs and planting with off road parking. Solar panels with battery storage.

Double glazed door with glass panel to:

#### **HALLWAY**

Radiator. Door to:

#### **CLOAKROOM**

Wash hand basin. W.C. Radiator.

#### **LOUNGE/DINER**

21' 9" x 13' 7" (6.63m x 4.14m) Narrowing down to 10'8".

Open fire (currently covered). Double glazed window to the front. 2 radiators. Stairs rising to the first floor accommodation. Coving to the ceiling.

#### **FAMILY ROOM**

14' 4" x 9' 2" (4.37m x 2.79m) Currently used as a bedroom but can be used as a study.

Fitted cupboards with the battery storage unit for the solar panels. Coving to the ceiling. Meter cupboard. Radiator. Double glazed window to the front.

#### **KITCHEN**

12' x 10' 7" (3.66m x 3.23m) Shaker style cream kitchen. Base and wall mounted units, some glass fronted. Rolled edge work tops surfaces. Tiled surround. Radiator. Extractor. Under stair cupboard. Space for washing machine, dishwasher, fridge/freezer and oven.

Archway to:

#### **DAY ROOM**

12' 8" x 11' 9" (3.86m x 3.58m) Double glazed windows and patio doors to the garden. Radiator. Recessed



spot lights.

### LANDING

Access to the insulated loft. Loft ladder.

### BEDROOM 1

12' 10" x 10' 4" (3.91m x 3.15m) Fitted cupboards.  
Double glazed window to the rear. Views over open fields. Radiator.

### ENSUITE

Fully tiled shower. Vanity unit with storage under. W.C.  
Fully tiled to the walls and floor. Heated towel rail.  
Mirror fronted medicine cabinet. Recess lights.

### BEDROOM 2

12' 3" x 11' 2" (3.73m x 3.4m) Double glazed window to

the front. Radiator. coving to the ceiling. Airing cupboard housing the hot water cylinder tank.

### BEDROOM 3

14' 3" x 8' 2" (4.34m x 2.49m) Double glazed window to the front. Radiator. Coving to the ceiling.

### BATHROOM

Panelled bath with power shower over and shower screen. Vanity unit with wash hand basin. W.C. Fully tiled to the bath. Half tiling to remainder. Towel rail. Double glazed frosted window to the rear.

### REAR GARDEN

Not overlooked and laid to patio. Gated side access.

### FRONT

Driveway for parking for one vehicle. Shrubs and planting.

### AGENTS NOTES

The property is provided with a 4.2kw Solar panel system with battery storage (6KWH) that are owned outright by our vendor. These can be transferred to a purchaser and included in the sale.





### 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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		

### OFFICE

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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.