



Kennedy
&co.

Mill Street

Gamlingay

SG19 3JW

Asking Price Of £325,000

- Delightful Character Cottage
- Period Features Throughout
- 24ft Lounge / Dining Room
- Three Double Bedrooms
- Bathroom & Separate Shower Room
- 15ft x 10ft Workshop / Studio / Home Office
- Enclosed Rear Garden
- Fitted Kitchen



Delightful period end terrace cottage, full of character with exposed beams and brickwork. 24ft lounge / dining room with wood burning stove, fitted kitchen, lean to style garden / utility room, three double bedrooms, bathroom and separate shower room. Externally there is an enclosed rear garden and 15ft x 10ft outbuilding.

Located within walking distance of all local shops & school. The outbuilding would make an ideal workshop / studio or home office

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 door with twin glazed panels opening into:

RECEPTION LOBBY

Tiled flooring, part glazed door opening into:

LOUNGE / DINING ROOM

24' 0" x 14' 0" max (7.32m x 4.27m) Twin sash windows to the front aspect, further sash window to the side, feature ceiling beams, exposed brick chimney breast housing wood burning stove, oak flooring, built in storage cupboards, under stairs storage recess, radiator, part glazed door opening into:

INNER HALLWAY

Stairs rising to the first floor, exposed brickwork, quarry tiled floor, feature ceiling beams, latch doors off to:

KITCHEN

10' 8" x 9' 0" (3.25m x 2.74m) Sash windows to both side and rear aspects, fitted range of base and matching eye level units, one and a half bowl sink unit, wood block worksurfaces, space for range cooker, larder cupboard, plumbing for dishwasher, tiled flooring, loft access, wall mounted gas fired boiler.

LEAN TO STYLE GARDEN / UTILITY ROOM

Of timber construction, with polycarbonate roof, split into 2 rooms.

UTILITY AREA

8' 10" x 7' 4" (2.69m x 2.24m) Window to the rear aspect, stable door opening to garden, quarry tiled flooring, plumbing for washing machine, doorway through to:

CONSERVATORY / GARDEN ROOM

10' 4" x 7' 2" (3.15m x 2.18m) Windows to both rear and side aspects, quarry tiled flooring.

BATHROOM

Three piece fitted white suite comprising low level Wc, pedestal wash hand basin and free standing slipper bath with drench shower and telephone style shower attachment, heated towel rail, feature ceiling beams, wooden panelling, tiling to all splash areas and floor.

FIRST FLOOR GALLERIED LANDING

Exposed brickwork, feature beams, loft access, doors off to:

BEDROOM

12' 9" max x 9' 5" (3.89m x 2.87m) Sash window to front aspect, radiator, storage cupboard.

BEDROOM

14' 2" x 10' 5" (4.32m x 3.18m) Sash windows to front and side aspect, exposed brickwork, feature ceiling beams, radiator.

BEDROOM

11' 9" max x 9' 3" (3.58m x 2.82m) Sash window to the rear aspect, radiator.

SHOWER ROOM

Sash window to the rear aspect, three piece suite comprising low level Wc, pedestal wash had basin and double width enclosed shower cubicle, tiling to all splash areas and floor, heated towel rail, feature circular window to the rear aspect.

REAR GARDEN

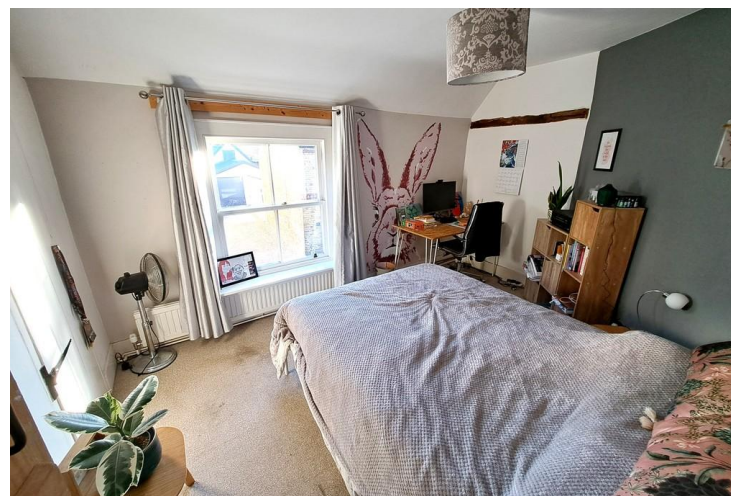
Shingle and paved seating area, lawn with stocked beds, enclosed by timber fencing and brick walling, gated side access.

WORKSHOP / STUDIO

15' 5" x 10' 5" (4.7m x 3.18m) Set to the rear of the property with power and light (currently disconnected).

AGENTS NOTE

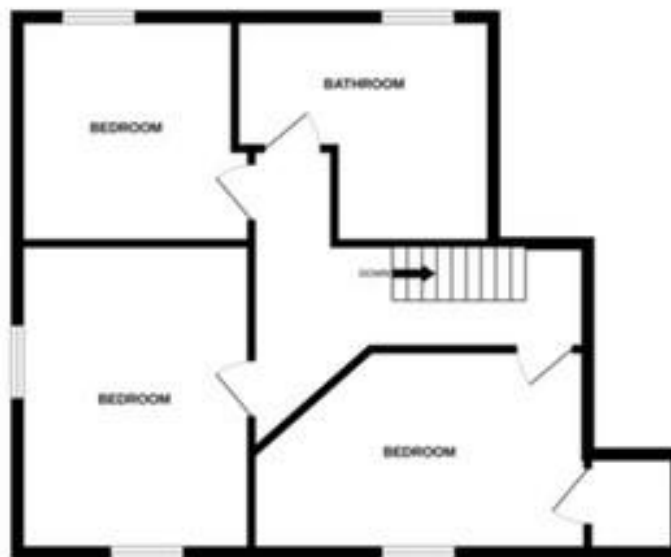
On street parking only.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metrage 2/2019

COUNCIL TAX BAND

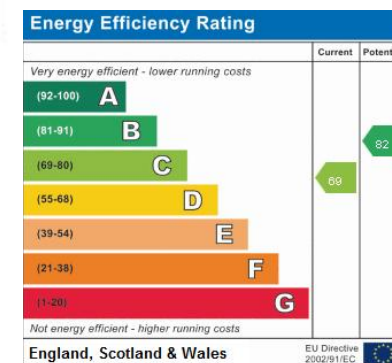
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



OFFICE
10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729
E: kennedypotton@btconnect.com

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