



Church End, Gamlingay, SG19 3EP
£325,000



LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderful two bedroom end of terrace cottage which is situated on the very edge of the village. Now the house offers great accommodation with an abundance of character features such as exposed floorboards, open fireplace with cast iron log burner and a vaulted ceiling in the dining room to name a few. The accommodation comprises of 15' lounge, fitted kitchen vaulted dining room and conservatory. To the first floor there are two double bedrooms with the master bedroom having fitted wardrobes. A bathroom completes the first floor.

Now the home comes alive in the garden. As well as being a great size, it is also extremely peaceful with fields to not only the rear but also the front and side. There is a gated entrance via a grass driveway to the side that could allow parking for two cars. The garden is in three distinct areas with a courtyard immediately at the back door, the parking area that also houses a summer house, timber shed and greenhouse and then the main garden that is lawned, great size and has a fabulous entertaining area with decking. Again, as already mentioned it is extremely private with fields to the rear and side aspects.

Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy also offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

Situated close to the centre of Gamlingay Village, everything is at hand including primary school and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub hosting a variety of community events and spaces to hire. The Village also is located in the catchment for Comberton Village college.

Viewing is highly recommended.

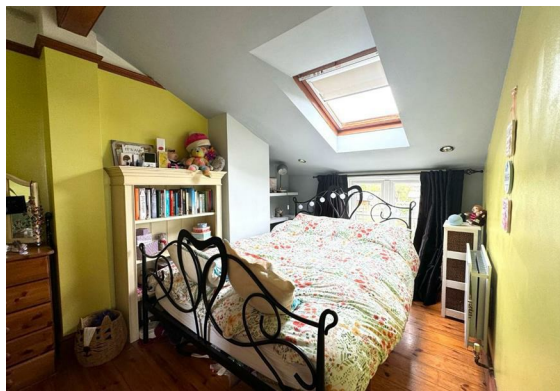
Entrance

Lounge

15'10 x 13'8 (4.83m x 4.17m)

Kitchen

14'3 x 7'7 (4.34m x 2.31m)





Dining Room
10'5 x 6'7 (3.18m x 2.01m)

Conservatory
9'5 x 8'1 (2.87m x 2.46m)

First Floor

Landing

Bedroom One
11'3 x 10'7 (3.43m x 3.23m)

Bedroom Two
11'5 x 8'3 (3.48m x 2.51m)

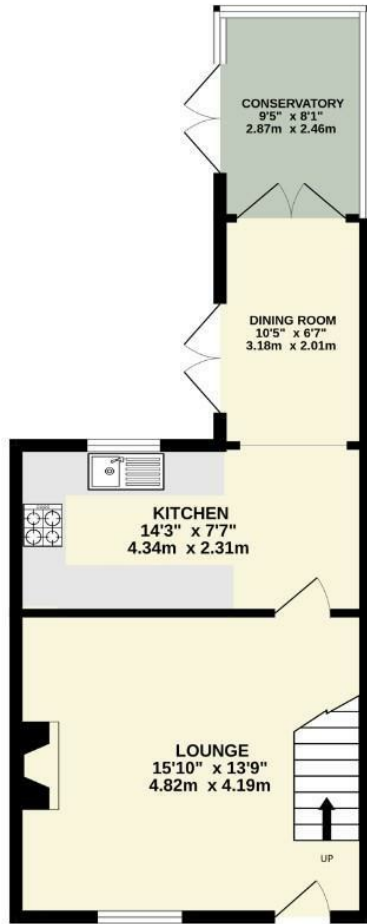
Bathroom
8'2 x 6'4 (2.49m x 1.93m)

Outside

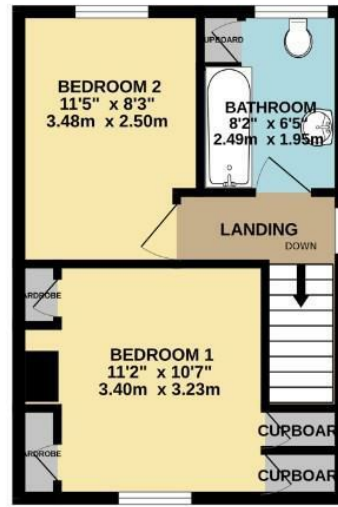
Rear garden



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

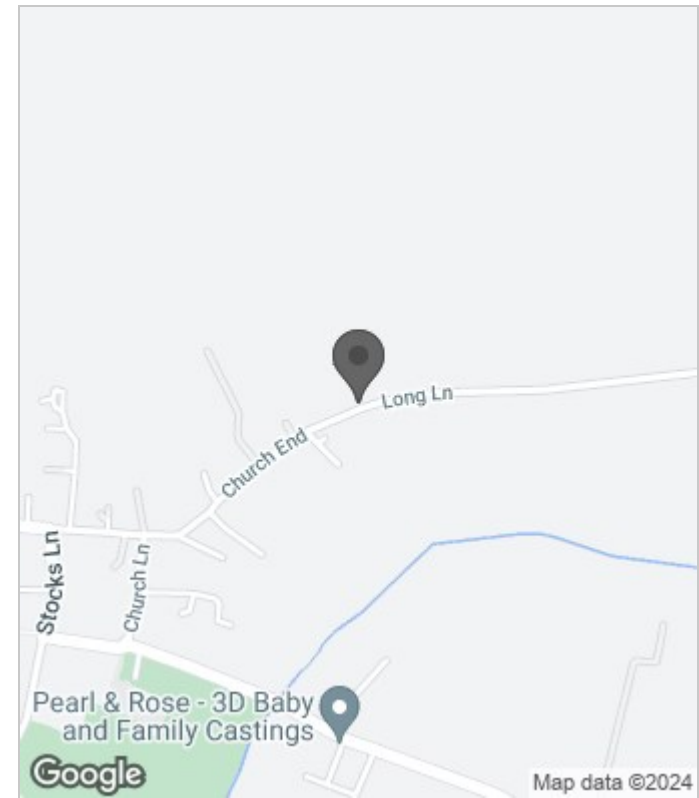



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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