



Kennedy
&co.

Everton Road, The Heath

Gamlingay

SG19 2JJ

Asking Price Of £350,000

Extended End Terrace
Cottage

Open Views to The Front

Garden With Off Road
Parking Area

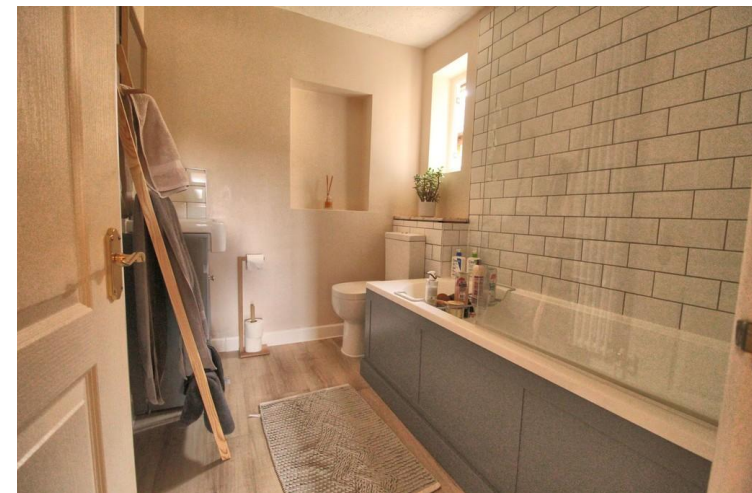
Separate Reception Rooms

Fitted Kitchen / Breakfast
Room

Three Bedrooms

Fitted Wardrobes & En-
Suite Shower Room To
Master Bedroom

Cloakroom & Utility Area



Charming extended end terrace cottage set in a rural location with open views to the front. Benefiting from new double glazed windows and new boiler (both replaced within the last three years), re-fitted bathroom and separate reception rooms, comprehensively fitted kitchen / breakfast room & master bedroom with en-suite shower room. Externally there is a detached garden and off road parking.

PARTICULARS

ENTRANCE HALL

Double glazed window to the side. Parquet flooring, coving to the ceiling, large storage cupboard, wall mounted LPG gas fired boiler. Glazed door to:

LOUNGE

17' 2" x 11' 11" (5.23m x 3.63m) Stairs rising to the first floor, double glazed window to the front, radiator, brick built open fireplace with hearth, coving to the ceiling, archway through to:

DINING ROOM

11' 11" x 10' 5" (3.63m x 3.18m) Double glazed window to the side, tiled flooring, radiator, brick built open fireplace with hearth housing electric fire, oak doors to:

KITCHEN/BREAKFAST ROOM

18' 6" x 6' 2" (5.64m x 1.88m) Double glazed window to the rear, fitted comprehensive range of base and eye level units, under pelmet lighting, double sink and drainer, ample work tops with splash guarding, breakfast bar, integral fridge, freezer and dishwasher,

space for oven, glass fronted display units, heated towel rail, tiled flooring.

REAR LOBBY

5' 7" x 4' 6" (1.7m x 1.37m) Part glazed door to the side, double glazed window to the rear, base units with work tops over, space and plumbing for washing machine, tiled flooring, sliding oak doors through to:

CLOAKROOM

Double glazed window to the rear, low level W.C. Wall mounted wash hand basin, radiator, tiled flooring.

LANDING

Access to the loft space, radiator, airing cupboard, doors to:

MASTER BEDROOM

16' 5 exc wardrobes" x 10' 6" (5m x 3.2m) Double glazed window to the side, radiator, dressing area comprising: a comprehensive range of built in wardrobes, door to:

ENSUITE SHOWER ROOM

Double glazed window to the side, three piece suite comprising low level W.C, vanity unit housing the wash hand basin, enclosed fully tiled shower cubicle, splash guard tiling.

BEDROOM TWO

13' 7" x 8' 2 narrowing to 6'1"" (4.14m x 2.49m) Double glazed window to the front, radiator, built in wardrobe.

BEDROOM THREE

10' 8 exc wardrobes" x 7' (3.25m x 2.13m) Double glazed window to the front, built in wardrobes, radiator.

FAMILY BATHROOM

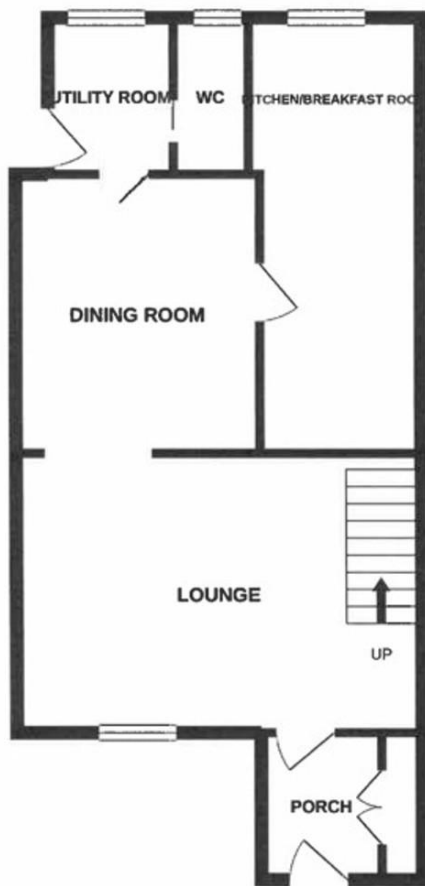
Re-fitted three piece suite providing: low level W.C, pedestal wash hand basin, bath with fitted shower over and glazed screen.

EXTERNALLY

Driveway with vehicle and pedestrian access, parking to the side leading through to enclosed side garden with lawn and shrubbery, separate store area for wood and LPG cylinder tank.

To the front there is a gravelled area for additional parking.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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.