



Kennedy
&co.

The Cinques

Gamlingay

SG19 3NU

Fixed Price £240,000

Character cottage

Exposed timber beams

1 bedroom with potential for
2 bedrooms

Downstairs bathroom

Open fireplace

Expansive garden

Large summer house

No forward chain



A charming timber framed mid-terrace still retaining its original features. This cottage is brimming with potential offering a fantastic opportunity to create a 2 bed. The generous garden is the best we've seen at this price bracket boasting a large summer house and glass house.

The historical village of Gamlingay has a strong community feel offering a range of amenities including shops, pharmacy and schooling. The location provides rural charm whilst having easy access to larger towns and cities such as Cambridge and Bedford.

TIMBER FRONT DOOR TO:

LOUNGE

10' 7" x 10' 2" (3.23m x 3.1m) Exposed timber beams throughout, original open fireplace with cast iron and timber surround, large storage cupboard, window to

the front, radiator, stairs to the first floor with under stairs storage cupboard.

DINING ROOM

10' 9" x 7' 2" (3.28m x 2.18m) Original brick floor, pantry cupboard, velux window, radiator. Door to:

KITCHEN

7' 1" x 6' 5" (2.16m x 1.96m) Stainless steel sink and drainer, hot point oven and hob with circulator, plumbing for washing machine, base and wall mounted units with work tops, tiled splash back, radiator, door to rear garden.

BATHROOM

Three piece suite comprising of a bath with a shower over, tiled walls, frosted window to the rear, radiator.

LANDING/ POTENTIAL BEDROOM

10' 2" x 9' 2" (3.1m x 2.79m) Potential to make into a bedroom, large storage cupboard, window to the front, radiator.

BEDROOM

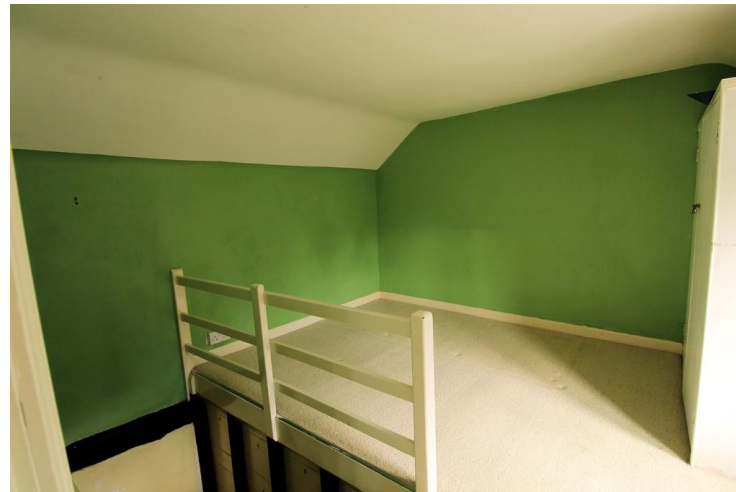
11' 1" x 10' 8" (3.38m x 3.25m) Window to the front, radiator, boiler.

EXTERNALLY

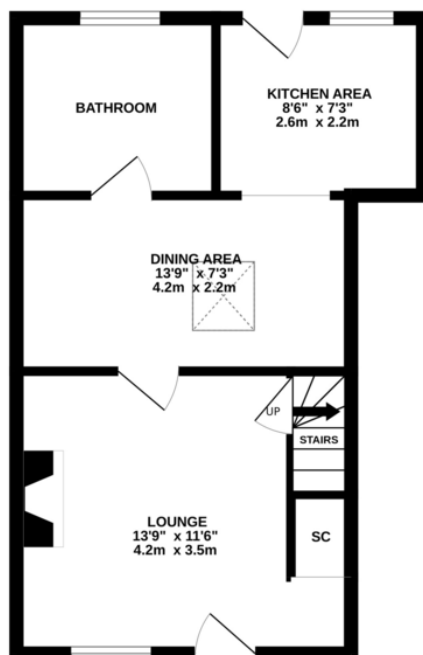
Rear door leads to a courtyard onto a disused brick outhouse that stands next to the pathway that leads to the expansive garden with mature trees and shrubbery, complete with a spacious summer house that has power and lighting and a greenhouse.

AGENTS NOTE:

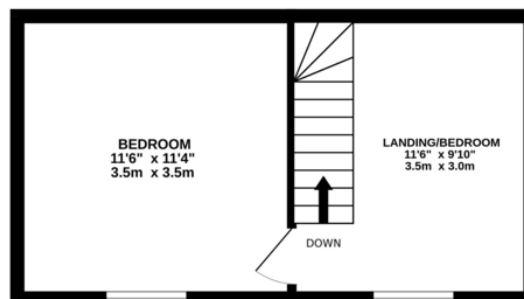
PLEASE BE ADVISED THE CUPBOARD IN THE DINING ROOM IS A FLYING FREEHOLD WITH THE NEIGHBOUR ON THE LEFT AND THE HALF LANDING IS ALSO A FLYING FREEHOLD WITH THE NEIGHBOUR ON THE RIGHT. A BUYER WITH A MORTGAGE SHOULD CONFIRM WITH THEIR BROKER OR LENDER THAT THIS IS ACCEPTABLE BEFORE PROCEEDING.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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 can be given as to their condition or operation.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire district council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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