



Kennedy
&co.

Church Street

Gamlingay

SG19 3JH

Asking Price Of £300,000

Grade II Listed

Renovated to a high
standard

Two bedrooms

Upstairs bathroom

Two reception rooms

Gas radiator heating

Wood burning stove

Original features

NO UPPER CHAIN



A nicely presented double fronted timber framed cottage located within the heart of the village of Gamlingay. The property was originally built late 16th C to early 17th C and is a grade II listed building and has been tastefully renovated by the current owners incorporating old and new with exposed beams, new wiring, windows with secondary glazing fitted to the original casements, gas radiator central heating and a lovely wood burning stove in the centre. Upstairs there are two good sized bedrooms and family bathroom, downstairs provides a good sized kitchen, two reception rooms with wood burning stove in the middle serving both rooms and a private courtyard rear garden.

Gamlingay itself, is well situated for the commuter with easy access into St Neots and Cambridge and has an



array of shops and services to support all individual needs and requirements.
A viewing on this property is highly recommended.

PARTICULARS

Half glazed timber door to:

LOUNGE

13' 10" x 12' 7" (4.22m x 3.84m) Wood burning stove with brick and stone surround serving both the lounge and through to dining room. Exposed timbers. Large bay window to the front with secondary fitted glazing. Recessed lighting, Radiator.

DINING ROOM

12' 7" x 9' 3" (3.84m x 2.82m) Wood burning stove as in the lounge. Bay window to the front with secondary



glazing.. Exposed timbers. Recessed lighting. Radiator

INNER HALLWAY

Storage space (possible room for W.C) Coat hanging space.

KITCHEN

11' 4" x 10' 2" (3.45m x 3.1m) A good sized kitchen in cottage style with a range of base and wall mounted units with worktops. Enamelled sink and drainer with mixer tap and splash guard surround. Freestanding oven with hob. Washing machine and dishwasher. Frosted window to the side. Storage cupboard housing the gas boiler. Tall radiator. Double glazed window and door to the rear courtyard. Stairs rising to the first floor.

LANDING

Good sized landing with storage cupboard. Radiator.

BEDROOM ONE

13' 8" x 9' 7" (4.17m x 2.92m) High ceiling. Fitted wardrobes. Radiator. Exposed timbers. Window to the front with secondary glazing. Radiator.

BEDROOM TWO

11' 4" x 7' 1" (3.45m x 2.16m) Fitted wardrobes. Window to the front with secondary glazing. Radiator.

BATHROOM

In period style comprising: a large bath with mixer tap and hand held shower. Wall mounted shower over the

bath. W.C. Pedestal wash hand basin. Radiator. Fully tiled. Access to the loft space.

EXTERNALLY

Private rear courtyard garden walled and fenced. Covered area. Outside tap. Gated access.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

EPC: Not required

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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.