



Kennedy
&co.

Dennis Green

Gamlingay

SG19 3LQ

Offers in excess Of £250,000

Two good size bedrooms

Upstairs bathroom

Lounge/dining room

Country style kitchen

Views across the Lupin field

Off road parking

Garden

NO UPPER CHAIN



A delightful end of terrace cottage situated on the outskirts of the popular village of Gamlingay. Set back from the road the cottage (formally one of the old workers cottage) has views over the Lupin field and renovated approx. 10 years ago to provide a lovely lounge/dining room, country style kitchen with stable door, two good sized bedrooms with upstairs bathroom. There is off road parking and garden to the side. OFFERED WITH NO UPPER CHAIN.

After purchasing the property, our client carried out a number of improvements to enhance the home. Approximately five years ago the roof was replaced with new tiles matching the existing tiles. A damp proof course was carried out, additional loft insulation was added, and a new composite fire door was installed. More recently, a new hot water cylinder tank was also installed.

Gamlingay is a popular village within easy reach of the larger town of St Neots and provides beautiful countryside walks, villages shops and post office, restaurants, public houses, doctors, social clubs and good schooling

PARTICULARS

Timber effect stable door into:

KITCHEN

13' 8" x 8' 4" (4.17m x 2.54m) Country style kitchen with oak worktops. Space for oven, plumbing and space for washing machine and tumble dryer. Stainless steel sink with drainer. Tiled flooring, recessed lighting, double glazed window to the side, extractor.

LOUNGE/DINER

11' 9" x 14' 1" (3.58m x 4.29m) Wall mounted electric fire, Storage heater, double glazed window over looking open fields, oak flooring.

BEDROOM ONE

12' 6" x 10' 8" (3.81m x 3.25m) Double glazed window to the side, storage cupboard, fitted wardrobes, storage heater.

BEDROOM TWO

8' 4" x 7' 5" (2.54m x 2.26m) Double glazed window to the side, storage heater, access to the loft space, cupboard housing the hot water cylinder tank.

BATHROOM

Bath with Triton shower over (fully tiled), wash hand basin, W.C. Double glazed window to the side, shaver point, extractor, underfloor heating.

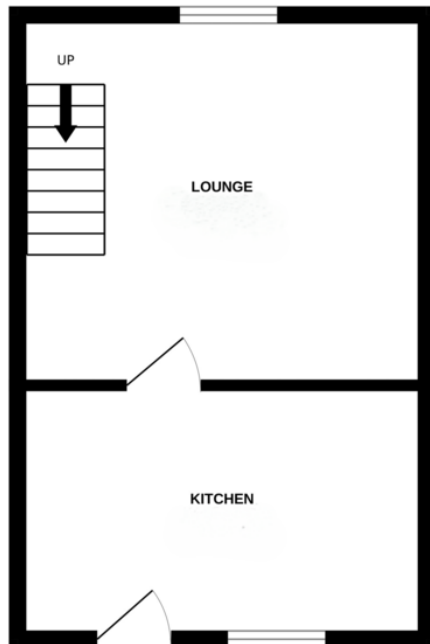
EXTERNALLY

Off road parking to the side of the garden via a shared driveway.

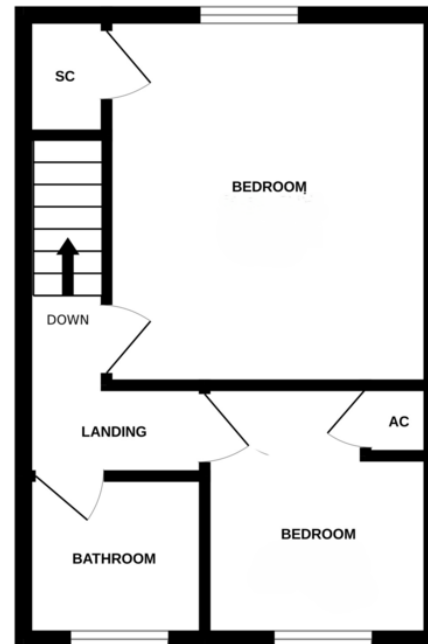
Side Garden with raised borders, garden shed, outside lighting, overlooking the lupin field.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 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 are 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