



Kennedy
&co.

Waresley Road

Gamlingay

SG19 3NN

Asking Price Of £250,000

- CASH PURCHASE ONLY •
- Three bedrooms
- Two reception rooms
- Outside utility & W.C
- Large front garden
- Large rear garden
- Brick built workshop
- Detached garage



A great opportunity to purchase this three bedroom semi detached Airey house (please see agents note below) built in the 1940's. The property is situated on a larger than average plot in the delightful village of Gamlingay.

Three bedrooms and shower room upstairs, two reception rooms downstairs, brick built workshop, outside utility & W.C, summer house to the rear, large front garden and parking for four plus vehicles to the front along with a detached garage.

This property is offered with vacant possession and chain free.

PARTICULARS

Long foot path leading to a half glazed door with lead light panel to:

HALLWAY

Stairs rising to the first floor, double glazed window to the rear,, through to:

LOUNGE/SNUG ROOM

10' 9" x 9' 8" (3.28m x 2.95m) Fire place with a timber and tiled surround. Double glazed window to the front, storage cupboard, display shelving, picture and dado rail.

LOUNGE/DINER

15' 8" x 11' (4.78m x 3.35m) Double glazed window to the front, display shelving, picture and dado rail.

KITCHEN

11' 9" x 7' 5" (3.58m x 2.26m) A range of base and wall mounted units with stainless steel sink, pantry

cupboard, consumer meters, Double glazed window and door to the rear, through to:

UTILITY/STORE

Double glazed door to the garden, door through to the W.C with double glazed window to the side.

LANDING

Double glazed window, access to the loft space.

BEDROOM ONE

11' 9" x 11' 2" (3.58m x 3.4m) Double glazed window to the front, airing cupboard housing the hot water tank, picture and dado rail.

BEDROOM TWO

12' 3" x 10' 9" (3.73m x 3.28m) Storage cupboard, double glazed window to the front, fireplace, picture and dado rail.

BEDROOM THREE

10' 5" x 7' 1" max (3.18m x 2.16m) Storage cupboard, double glazed window to the rear, picture and dado rail.

EXTERNALLY

Front garden mainly laid to lawn with shrubbery, driveway to the side providing off road parking for four plus vehicles and pathway to the front.

Detached single garage.

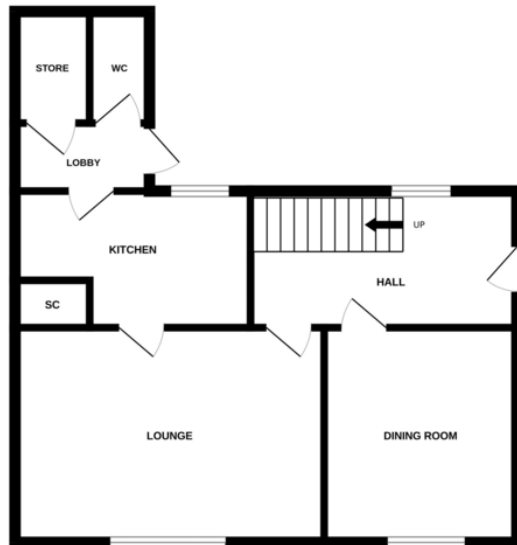
Rear garden: approx. 100ft in length, patio area and lawn with shrubbery and five mature fruit trees, brick built store with power and lighting, plumbing to the sink, double glazed window to the rear, summer house.

AGENTS NOTE

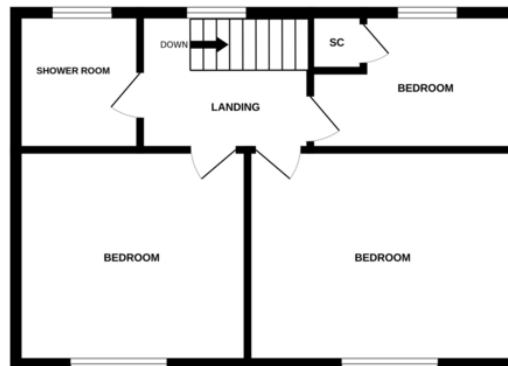
Please note, this is an Airey house (pre-cast concrete construction). Available only to a cash buyer due to the construction.



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	15 G	

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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.