



**Kennedy**  
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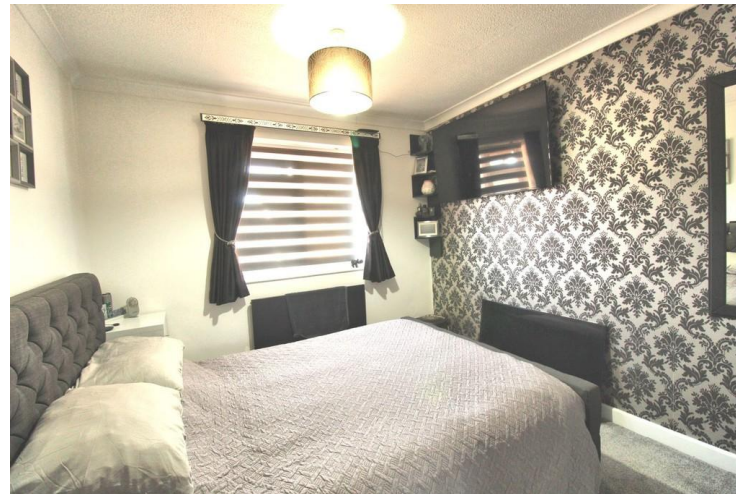
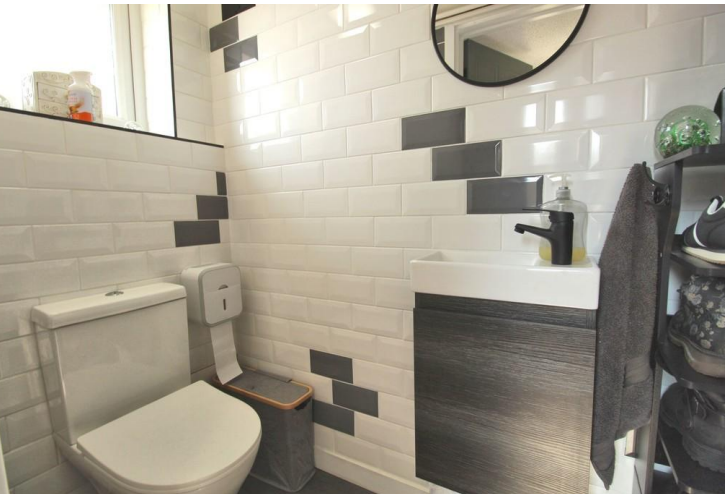
Elizabeth Way

Gamlingay

SG19 3NH

Offers in excess of £310,000

- Modern three bedrooms
- Re-fitted bathroom
- Re-fitted kitchen
- Integral appliances
- Downstairs cloakroom
- Conservatory
- Garage
- Gardens



We are delighted to have been instructed to market and sell this delightful, nicely presented three bedroom home in the popular village of Gamlingay. This family home has been upgraded in recent years by the current owners and provides a modern, comfortable and warm environment to live.

The kitchen is in high gloss with integral appliances and open plan to the dining area, the lounge is a bright and airy room and an added downstairs cloakroom and conservatory aids to the ground floor accommodation. The upstairs accommodation provides two double bedrooms, a single bedroom and a re-fitted bathroom. Externally this family home retains well kempt gardens, garage and parking. A viewing is certainly recommended at your earliest convenience.

### **PARTICULARS**

Composite door through to:

#### **HALL**

Meter cupboard. Door to:

#### **CLOAKROOM**

Fully tiled with wash hand basin, W.C. radiator, Obscure double glazed window to the front.

#### **LOUNGE**

15' 9" x 14' (4.8m x 4.27m) Electric flame effect fire in a marble effect surround, tall radiator, stairs rising to the first floor, Double glazed window to the front. Door to:

#### **KITCHEN/DINING ROOM**

Kitchen area: 15'9 x 14'

High gloss base and wall mounted units with granite effect work top surround. Oven and microwave combination, induction hob with extractor over. Moulded sink and drainer. Integral washing machine and dishwasher. Space for fridge/freezer.

#### **CONSERVATORY**

In timber construction with glazing, windows and doors onto the rear garden. Wall mounted heater.

#### **LANDING**

Access to the boarded loft space with light and ladder,

### **BEDROOM ONE**

10' x 9' 3" (3.05m x 2.82m) Double glazed window to the front. Storage cupboard, radiator.

### **BEDROOM TWO**

9' 5" x 10' 6" (2.87m x 3.2m) Double glazed window to the rear. Storage cupboard, radiator.

### **BEDROOM THREE**

7' 5" x 6' 2" (2.26m x 1.88m) Double glazed window to the front. Radiator.

### **BATHROOM**

Shaped bath with shower over, vanity unit housing the wash hand basin with cupboards under. Further storage cupboards, radiator, obscure window to the rear.

### **EXTERNALLY**

Rear garden - Low maintenance with paving and gravel areas, large timber shed with power and lighting, outside cold water tap.

Front garden - Retained by small hedging with lawn and pathway to the front door. Fenced storage area.

Garage - single in size with parking to the side.



### **COUNCIL TAX BAND**

Tax band B

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

South Cambridgeshire District Council

EPC: TBC

### **OFFICE**

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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