



Cinques Road, Gamlingay, SG19 3NW
£335,000

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Latcham Dowling are delighted to offer for sale this beautifully presented three bedroom semi detached home situated in the heart of Gamlingay.

As you enter the property you have an entrance hall that in turn leads to a spacious triple aspect open plan Lounge/Diner. There is a door that leads to a fully refitted 18' kitchen complete with an array of fitted appliances. To the rear of the property there is a lobby with access to both the W.c and Playroom/study that would make for a fantastic office/studio for anyone working from home.

Upstairs there are two double bedrooms as well as a single. The bathroom at 9'3 is a great size.

Outside the rear garden is a real suntrap being South facing. It has a well loved patio area that in turn extends to a lawned area with a further block paved parking area to the rear that is accessed via double gates. There is a personal door to the single garage that is currently used as a gym but can easily be put back to a single garage.

The property is double glazed and is gas heated by way of an ideal gas combi boiler that was fitted in 2018.

The village itself has great amenities all within walking distance. The eco hub, is home to the library and runs various groups. Local shops, a Chinese and Indian takeaway, pub and café are also some of the things Gamlingay has to offer. You can find a recreation ground with children's playground as well as a skate park. A community gym is in the village primary school and provides the opportunity for health and fitness. Gamlingay Village Primary is also just a short walk away.

The property is also within the Comberton school catchment making it a highly desirable location.

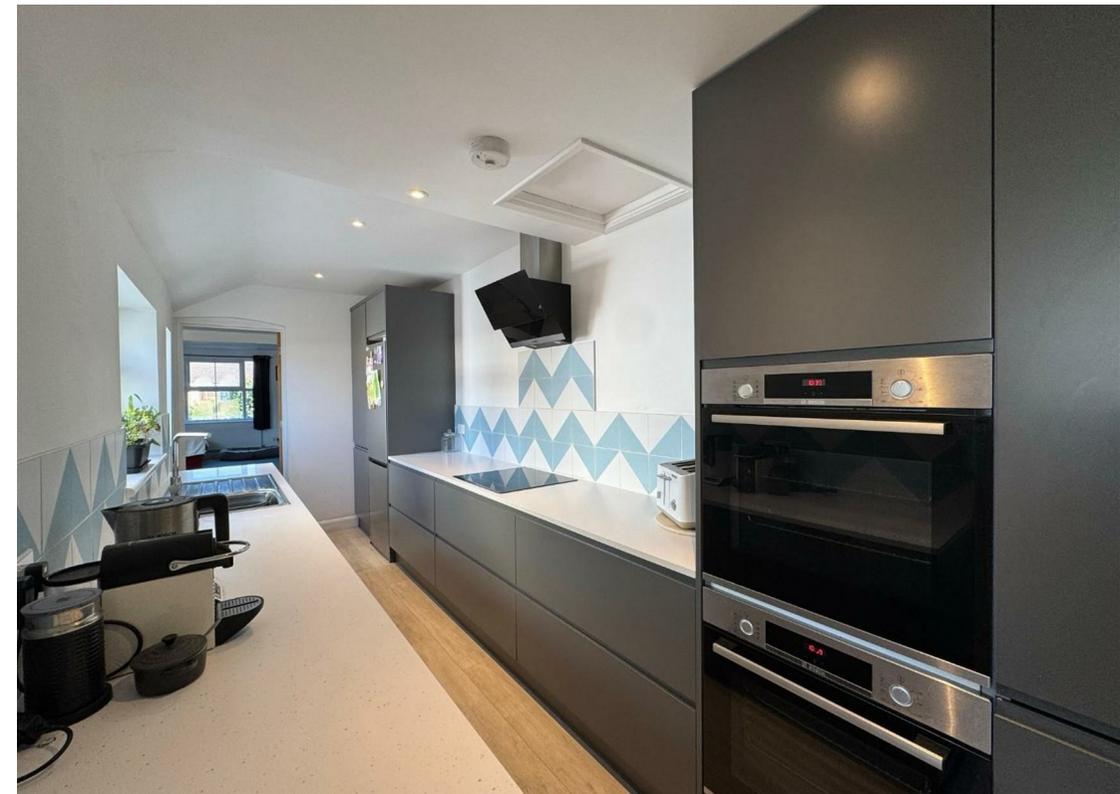
This is a great home that is not only presented well but offers a great level of accommodation and an early viewing is highly recommended.

Entrance

Entrance Hall

Lounge/Diner

23'4 x 16'10 max (7.11m x 5.13m max)





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Kitchen
18'1 x 6'5 (5.51m x 1.96m)

Rear Lobby

W.C

Playroom/Study
10'11 x 8'8 (3.33m x 2.64m)

First Floor

Landing

Bedroom One
12'5 x 10'8 (3.78m x 3.25m)

Bedroom Two
10'6 max x 10'3 (3.20m max x 3.12m)

Bedroom Three
9'3 max x 7'0 (2.82m max x 2.13m)

Bathroom
9'3 x 6'6 (2.82m x 1.98m)

Outside

Rear Garden

Front Garden

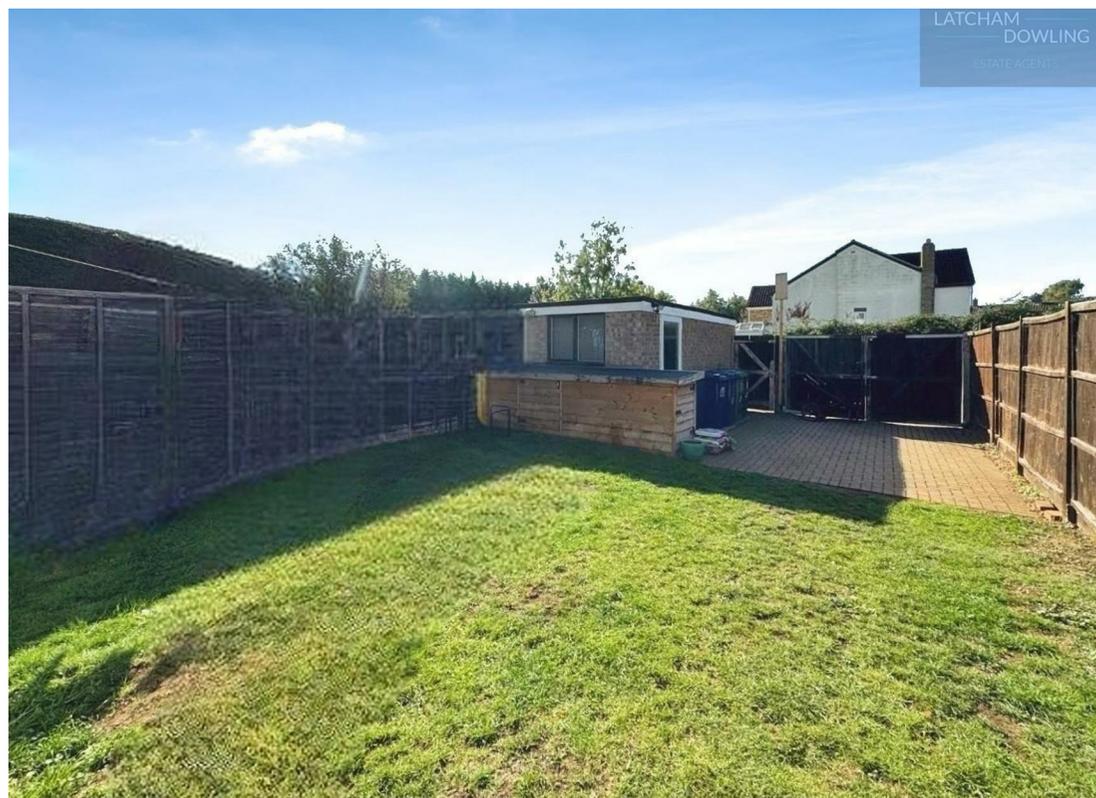
Garage



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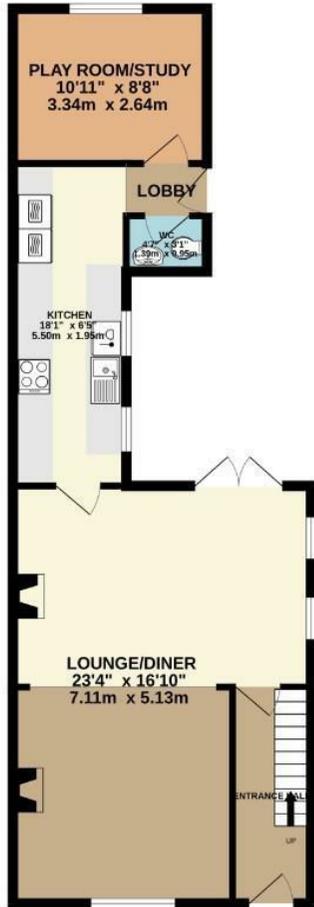


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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

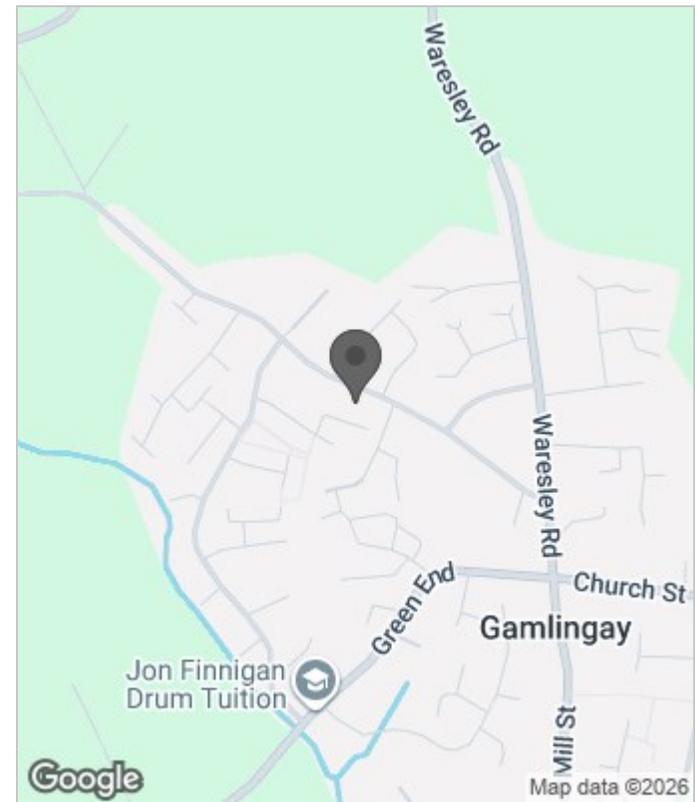


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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