Kennedy & co.

Blythe Way

Gamlingay

SG19 3JQ

Offers in excess of £265,000

- Bungalow
- No Upper Chain
- Two Well Proportioned Bedrooms
- Overlooking the green
- Lounge/Dining Room
- Wet Room
- Potential to Extend (STPP)
- Very Generous Enclosed Rear Garden

A rare opportunity to purchase this chain free bungalow set on a substantial plot in a quiet residential location.

The accommodation currently comprises an entrance hall, two well proportioned bedrooms, a good size lounge/dining room, kitchen, and a wet room providing a good footprint to modernise, reconfigure, or extend (STPP)

Externally, the property features a easy maintenance front garden, neatly retained by a dwarf hedgerow. A side access gate leads through to the very generous rear garden, measuring approximately 65ft 6in in width. The garden is enclosed by a combination of timber fencing and hedgerow, and also benefits from a brick outbuilding.
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.

Early viewing is highly recommended to fully appreciate the potential on offer.

Entrance canopy, uPVC obscure double glazed entrance door to:

ENTRANCE HALL
Wall mounted electric storage heater, built in airing cupboard housing the hot water tank and linen shelves, access to spacious loft space, communicating doors to:

LOUNGE/DINING ROOM
15' 9" x 12' 2" (4.8m x 3.71m) uPVC double glazed window to the front, wall mounted electric storage heater, coving to the ceiling.

KITCHEN
9' 1" x 9' 0min" (2.77m x 2.74m) Not including pantry cupboard uPVC double glazed window to the rear, uPVC obscure double glazed door to the rear, wall mounted electric storage heater, single drainer stainless steel sink unit, range of base units, tiling to splash areas, space for cooker, space and plumbing for washing machine, fitted pantry cupboard with shelving, wall mounted unit, coving to ceiling, service hatch to lounge/dining room.

BEDROOM ONE
12' 1" x 9' 5" (3.68m x 2.87m) Not including wardrobe uPVC double glazed window to the rear, wall mounted electric heater, built in double doored wardrobe.

BEDROOM TWO
10' 4" x 7' 9" (3.15m x 2.36m) Not including wardrobe uPVC double glazed window to the front, wall mounted electric heater, built in double doored wardrobe.

WET ROOM
uPVC obscure double glazed window to the rear, wall mounted electric storage heater, low level W.C., wash hand basin, Tibet power shower, tiling to splash areas.

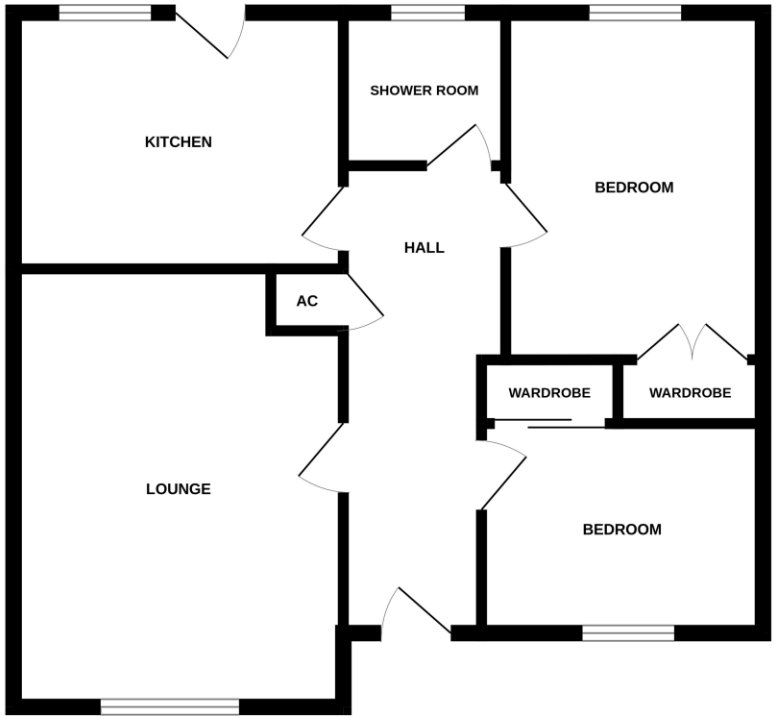
EXTERNALLY

FRONT
Easy maintenance front garden retained by dwarf hedgerow and overlooking green area.

SIDE ACCESS GATE TO:

REAR GARDEN
Reaching a width of 65ft, mainly laid to lawn with timber shed, brick shed, retained by timber fencing and hedgerow.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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

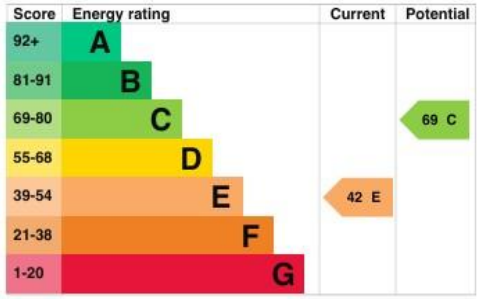
TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC



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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 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