



**Kennedy**  
&co.

**Blythe Way**

Gamlingay

SG19 3JQ

**Asking Price Of £295,000**

Bungalow

No Upper Chain

Two Well Proportioned  
Bedrooms

Excellent Renovation  
Opportunity

Lounge/Dining Room

Wet Room

Potential to Extend (STPP)

Very Generous Enclosed  
Rear Garden



A rare opportunity to purchase this chain free bungalow. Presenting an excellent renovation opportunity, set on a substantial plot in a quiet residential location.

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

Externally, the property benefits from an easy maintenance front garden retained by a dwarf hedgerow. A side access gate leads to the very generous rear garden, measuring approximately 65ft 6in in width, enclosed by timber fencing and hedgerow and incorporating 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.

A viewing on this property is highly recommended.

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.







## COUNCIL TAX BAND

Tax band

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

## 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.