



11, Church End

Gamlingay,
Cambridgeshire, SG19 3EP
Freehold £325,000

country
properties

A charming and cosy Grade II Listed cottage situated on the edge of this popular Cambridgeshire village. The property occupies a favourable location in a road full of character properties and with views over the village church. There are a wealth of period features to be enjoyed including an inglenook fireplace with multi fuel burner in the lounge and a super rear garden with the benefit of off road parking. Offered to the market with NO ONWARD CHAIN.

- Detached Grade II Listed cottage
- Two bedrooms
- Lounge with Inglenook fireplace and multi fuel burner
- First floor shower room
- Wealth of character and period features
- Pretty cottage garden and off road parking
- NO ONWARD CHAIN
- Council Tax Band B & EPC Exempt (Grade 2 Listed)

Ground Floor

Entrance

Front door into lounge.

Lounge

12' 0" (max) x 11' 7" (3.66m x 3.53m)
Window to front aspect, exposed wood flooring, Inglenook fireplace with multi-fuel burner on a raised brick hearth. Exposed beams to walls and ceilings, cupboard housing meter, floor standing cast-iron radiator.

Kitchen

9' 9" x 12' 3" (2.97m x 3.73m)
Aga style range, two windows to side aspect, door to side, solid Elm work surface with waney edge and units under. Butler sink, integrated washing machine, fridge and freezer, stairs to first floor, under stairs cupboard. brick slip flooring.

First Floor

Landing

Master Bedroom

11' 6" x 13' 2" (3.51m x 4.01m)
Window to front aspect, airing cupboard housing hot water tank, floor standing cast-iron radiator, hatch to loft vault.

Bedroom Two

10' 2" x 5' 8" (3.10m x 1.73m)
Window to side aspect, wall mounted electric heater.



Shower Room

Shower cubicle, low level W.C, wash hand basin, window to side aspect, wall mounted heated towel rail.

External

Rear Garden

Timber shed, gravelled cottage style rear garden.

Off road parking

Gravelled driveway with off road parking for two vehicles

GAMLINGAY

Gamlingay is a pretty, well appointed village in South Cambridgeshire, located within an approximately 40 minute drive of Cambridge and within easy access to railway stations at Sandy and Biggleswade. The village has many amenities to include local supermarkets, doctors, pharmacy and post office. There are plenty of leisure pursuits and fabulous countryside walks to be enjoyed and the local restaurants and pubs are popular. There is also a village primary school and the schooling is within the catchment area for Comberton secondary schools and sixth forms.

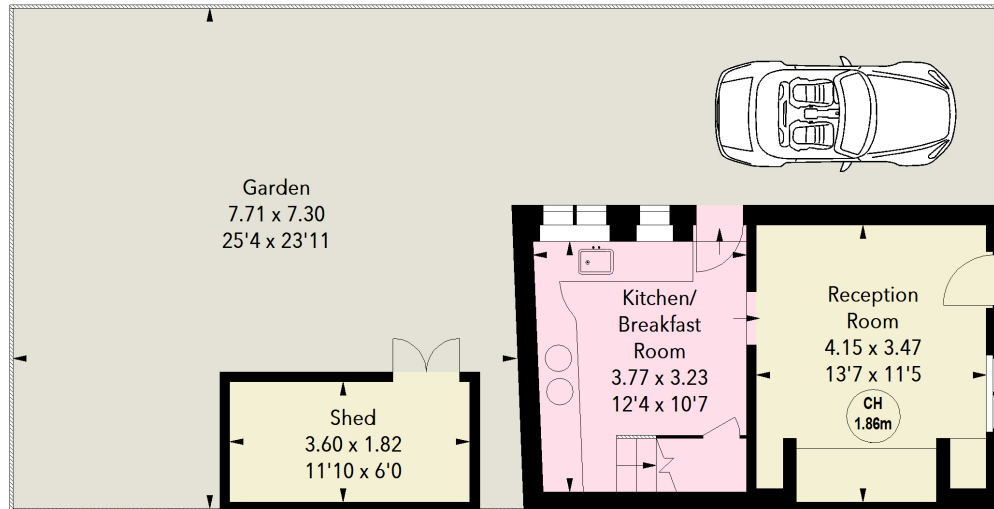




Church End, SG19

Approximate Area = 54.07 sq m / 582 sq ft
(Excluding Shed)

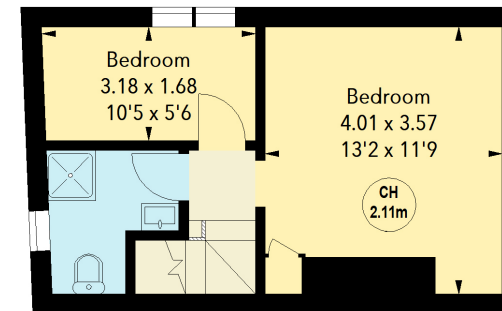
Shed = 6.50 sq m / 70 sq ft



Ground Floor

Approx. 26.76 sq m / 288 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 27.31 sq m / 294 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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