



51, Station Road

Gamlingay, Sandy,  
Cambridgeshire, SG19 3HE  
£1,350 pcm

country  
properties



A beautiful two bedroom mid terrace house tucked away down a "no through road" in the sought after village of Gamlingay. The property is 5.6 miles (as per Google Maps) to Sandy Train Station with direct trains to London Kings Cross. Comprising of front and rear gardens, kitchen, dining room, lounge, downstairs bathroom, two bedrooms and two allocated parking spaces. Available now. EPC Rating D. Council Tax Band C. Holding Fee £311.54. Deposit £1,557.69.

- Two Bedrooms
- Sought After Village Location
- EPC Rating D
- Council Tax Band C
- Holding Fee £311.54
- Deposit £1,557.69

UPVC Double Glazed Front Door into:-

### Kitchen

13' 09" x 8' 01" (4.19m x 2.46m)  
Wooden flooring. Wooden skirting boards. Base units with work surfaces over. Ceramic sink and drainer. Built in oven and hob with extractor over. Space under stairs for washing machine, slim line dishwasher and fridge/freezer. UPVC double glazed window. UPVC double glazed door. Stairs rising to first floor. Wooden door into:-

### Dining Room

13' 03" x 9' 09" NT x 8' 01" (4.04m x 2.97m NT x 2.46m)  
Carpeted. Wooden skirting boards. UPVC double glazed window. Wall mounted electric heater. Smoke alarm. Wooden door into:-

### Lounge

13' 02" x 12' 09" NT 11' 04" (4.01m x 3.89m NT x 3.45m)  
Carpeted. Wooden skirting boards. UPVC double glazed window. UPVC double glazed door. Wall mounted electric heater. Log burner. Telephone socket. Wooden door into:-

### Bathroom

11' 02" x 5' 03" (3.40m x 1.60m)  
Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Double wooden doors to cupboard housing hot water tank. Wooden door to stop tap.

### Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Steps up to:-

### Bedroom One

13' 01" x 10' 01" NT x 8' 07" (3.99m x 3.07m NT x 2.62m)  
Carpeted. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window. Double wooden doors into built in wardrobe with hanging rail and shelf. Wooden door to cupboard with fitted shelves. Loft hatch (Not To Be Used).

### Bedroom Two

10' 08" x 8' 01" (3.25m x 2.46m)  
Carpeted. Wooden Skirting boards. Wall mounted electric heater. UPVC double glazed window. Two wooden shelves. Double wooden doors to storage cupboard.

### Garden

Laid to lawn. Wooden shed. Outside tap (not working). Outside light. Log shed. Numerous flower beds.





## Second Garden

Mainly laid to lawn. Fully enclosed with fence panels.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

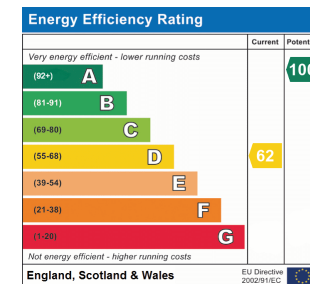
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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## Viewing by appointment only

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