



Church Street, Gamlingay, Sandy, Cambridgeshire. SG19 3JH







## 3 Bedroom Terraced House

### Offers in Excess of £350,000 Freehold

**\*RARE TO THE MARKET\*** is this beautiful three double bedroom character property boasting over 1463 sqft in accommodation, featuring a stunning south-facing garden, ensuite and walk in wardrobe to master, converted cellar and spacious rooms throughout.

- Stunning character property
- Brick built outbuilding
- Three double bedrooms
- South facing garden
- Converted cellar
- Excellent local amenities nearby
- Re-wired in 2023
- Ensuite to master
- Multi fuel burner and marble mantelpiece
- EPC rating D. Council tax band D

### **Ground Floor: Entrance Hall**

Wooden front door with glazed quarter light window. Stripped original wooden flooring. Meter cupboards. Radiator. Coving to ceiling. Stairs leading down to cellar with cast iron railings. Open plan to lounge.

### **Cellar**

17' 06" x 15' 09" (5.33m x 4.80m) Fully insulated, tanked and damp proofed. Extractor fan. Ceiling spotlights. Vinyl flooring. Radiator. Built in storage/wardrobes

### **Lounge**

Abt. 13' 07" x 16' 0" (4.14m x 4.88m) Ornate marble fireplace with multi-fuel burner. Two double-glazed sash windows to front elevation. Double panel radiator and single panel radiator. Stripped original wooden flooring.

### **Kitchen/ Dining Room**

Abt. 11' 0" x 15' 03" (3.35m x 4.65m) Range of fitted & free-standing eye & base level units. Composite black sink and drainer with mixer tap over. 'Lofra' Italian range cooker (3 months old, open to negotiation). Plumbing & space for washing machine & dishwasher. Laminate flooring new in 2023. Radiator. Wall-mounted gas combination boiler installed in 2016, serviced annually. UPVC double-glazed patio doors leading to rear garden, installed in 2023.

### **Rear Lobby**

Abt. 5' 10" x 15' 03" (1.78m x 4.65m) Under stairs storage cupboard. Radiator. UPVC double-glazed door to garden installed 2023. Stairs to first floor. Laminate flooring new in 2023

### **First Floor Landing**

Steps up to bedrooms two and three. Carpet flooring. Door to master bedroom.

### **Master Bedroom**

Abt. 12' 8" x 12' 0" (3.86m x 3.66m) Double-glazed window to rear elevation. Single panel radiator. Walk-in wardrobe/dressing area. Stripped original wooden flooring.

### **Ensuite**

White fitted three-piece suite comprising paneled bath with mixer tap & shower attachment over, pedestal wash hand basin & low flush W.C. Tiled splash back around bath and sink. Radiator. Double-glazed obscured window to rear. Wall paneling. Mirrored storage cupboard and additional storage over stairs. Extractor fan.

### **Bedroom Two**

Abt. 16' 1" x 9' 10" (4.90m x 3.00m) Double-glazed sash window to front. Hatch to loft space. Carpet flooring. Radiator.

### **Bedroom Three**

Abt. 10' 05" x 10' 09" (3.17m x 3.28m) Fitted double wardrobes. Double-glazed sash window to front. Radiator. Carpet flooring.

### **Bathroom**

Step up into; refitted in 2022 three-piece suite comprising shower cubicle, vanity wash hand basin with storage under, high level traditional cistern with low level W.C. Chrome heated towel rail. Vinyl flooring. Half tiled walls and tiled shower cubicle.

**External**  
**Rear Garden**

Private, south-facing walled garden with patio area leading to lawn with mature plants & shrubs. Pathway leading to brick outbuilding.

**Brick Outbuilding**

Useful outbuilding currently used as workshop with electricity, lighting and window.

**Location**

This property is ideally located within a short walk of local amenities to include Co-op store, post office, medical centre, pharmacy, restaurants, Gamlingay Village primary, pubs and the award-winning Eco Hub hosting a variety of community events and spaces to hire. The Village also covers the catchment for Comberton Village college.

Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with excellent road links into Cambridge and London. The nearby towns of Biggleswade and Sandy also offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

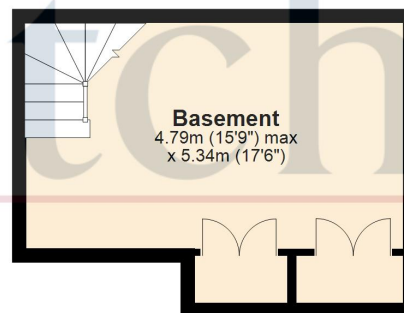
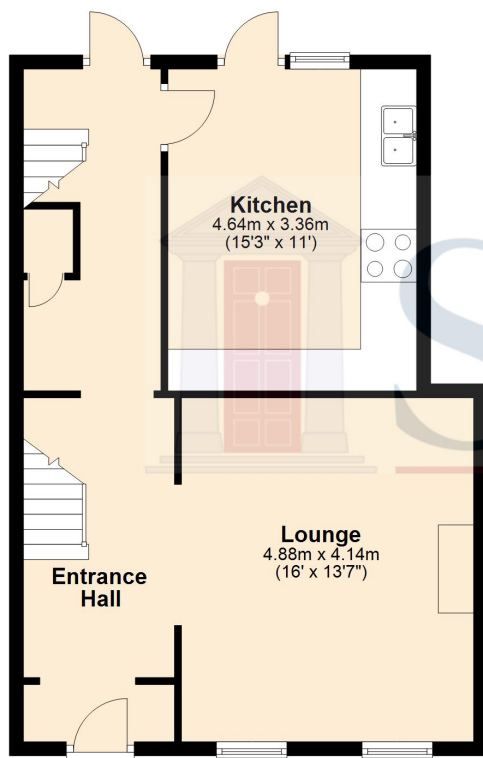




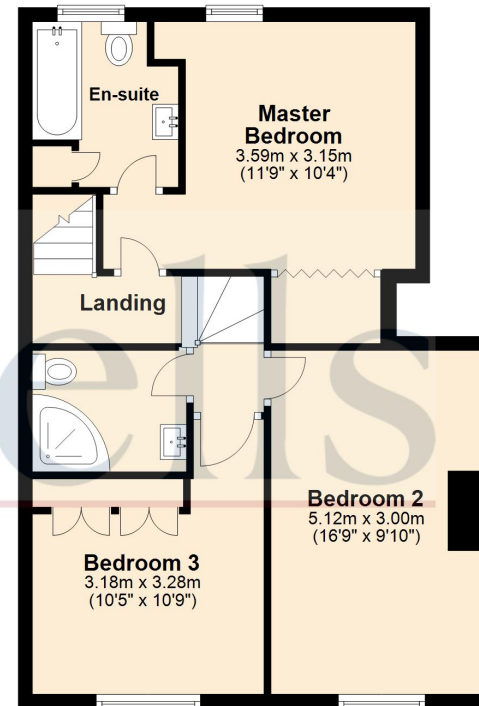


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

### Ground Floor



### First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.