



Elizabeth Way, Gamlingay, SG19 3NH

CHEFFINS

Elizabeth Way

Gamlingay,
SG19 3NH

A superb opportunity to acquire this established mid-terraced home, requiring light sympathetic updating, and offering well-proportioned accommodation arranged over two floors. The property further benefits from an en-bloc garage and off-street parking, and enjoys a quiet position within a residential street on the edge of the highly sought-after and well-served village of Gamlingay.

LOCATION

Elizabeth Way forms part of a quiet and established residential area on the edge of the highly regarded South Cambridgeshire village of Gamlingay. The village offers an excellent range of local amenities including a Co-op supermarket, post office, traditional pubs, a highly regarded primary school, and a variety of community facilities. For families, Gamlingay also benefits from easy access to sought-after secondary schooling in the surrounding area. The village is surrounded by attractive countryside, providing a wealth of walking, cycling, and outdoor opportunities. There is also a thriving community spirit with a number of local clubs, groups, and events held throughout the year. Gamlingay enjoys a well-connected position, lying within easy reach of major road networks including the A1, A14, and A428. Mainline rail stations at Sandy, Biggleswade, and St Neots provide fast and convenient services into London King's Cross, making the village an attractive choice for commuters.

3 1 1

Guide Price £285,000





PANELLED ENTRANCE DOOR

leading into:

ENTRANCE PORCH

with wood effect flooring, panelled doors leading into respective rooms.

CLOAKROOM

comprising two piece suite with comfort level w.c. with hand flush, wash hand basin with hot and cold taps, tiled splashback, radiator, wooden flooring, double glazed fitted with privacy glass out onto front aspect,

ENTRANCE HALL

with stairs rising to first floor accommodation, open understairs storage area, wood effect flooring, radiator, built-in cloak cupboard fitted with railings and shelving.

OPEN PLAN LIVING / DINING ROOM

with wood burning stove, stone hearth, wooden mantel, wood effect flooring, double panelled radiator, coved ceiling, double glazed door leading into garden and double glazed sliding door leading into:

CONSERVATORY

with wood effect flooring, double glazed windows and door overlooking garden.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with a stone-coloured rolltop work surface with inset stainless steel sink and hot and cold mixer tap, drainer to side, cold water drinking tap, space for cooker with tiled splashback, extractor hood above, space and plumbing for dishwasher, washing machine and fridge/freezer, tiled flooring, radiator, lighting, double glazed window to front aspect.

ON THE FIRST FLOOR

LANDING

with loft access, panelled doors leading into respective rooms.

SHOWER ROOM

comprising a three piece suite with large shower cubicle with wall mounted electric Powershower accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer, tap, stone effect surround, wood effect flooring, inset LED downlighters, cupboard housing wall mounted gas fired Combi boiler providing hot water and heating for the property and fitted timber shelving.

BEDROOM 1

with coved ceiling, ceiling fan, wall mounted uplighters, radiator, double glazed window overlooking garden.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 3

with coved ceiling, radiator, double glazed window overlooking garden.

OUTSIDE

To the rear of the property is a low maintenance garden principally paved with the patio area led directly off the rear of the house and bordered by areas laid to artificial grass, mature tree, raised bed, timber storage shed, rear access gate leading out onto residents' parking and en bloc garage.

AGENTS' NOTE

The vendor of this property is associated with an employee of Cheffins.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £285,000

Tenure – Freehold

Council Tax Band – C

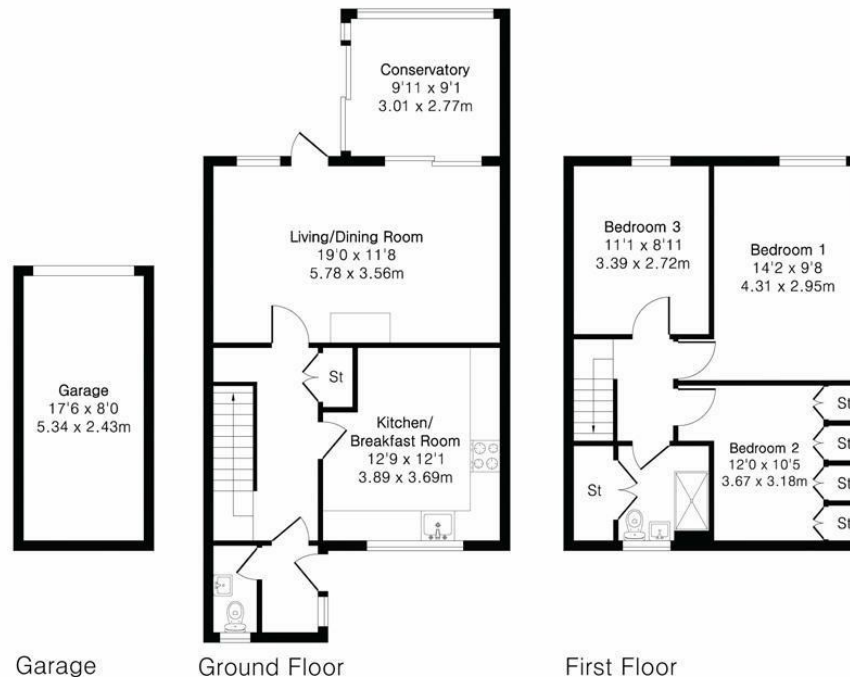
Local Authority – South Cambridgeshire

**Approximate Gross Internal Area 1078 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 608 sq ft – 56 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 140 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS