



Waresley Road, Sandy, SG19 3NN

Price Guide £150,000

- First Floor Masionette
- Ideal first home or may even be suitable for an investment
- Garden
- Popular village of Gamlingay
- Viewing is highly advised
- One Double Bedroom
- Parking space
- Easy Access To All Local Amenities
- 115 year lease

GUIDE PRICE £150,000 - £160,000 Great opportunity to purchase this one bedroom first floor Masionette comprising; an entrance hall, lounge/dining room, separate kitchen and bathroom. Externally there is an allocated parking space and garden. Situated in the popular village of Gamlingay, this is an ideal first home or may even be suitable for an investment purchase.

The property is located just a 5 mile drive to Sandy mainline train station offering fast links to London, with access to Cambridge by road only 18 miles away.

Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: A



Ground Floor Entrance Hall

First Floor Landing/Hallway

Lounge/Dining Room

13'3" max x 11'8"

Kitchen

8'11 x 7'9

Bedroom

12'5" x 8'10"

Bathroom

Externally

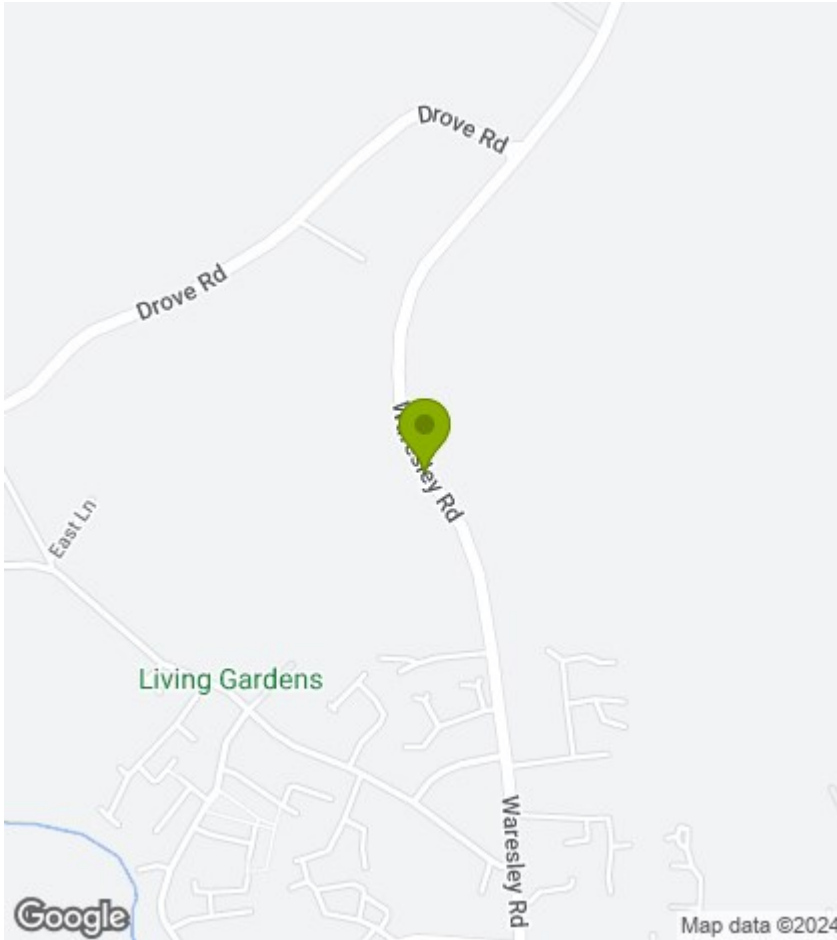
Front

Allocated off-road parking space, own front lawn, garden area screened by mature established hedgerow.

Lease

The vendor informs us the lease was 125 years from 2014, currently 115 years remaining.

No service charge or ground rent and the building insurance is split between the two units.



## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

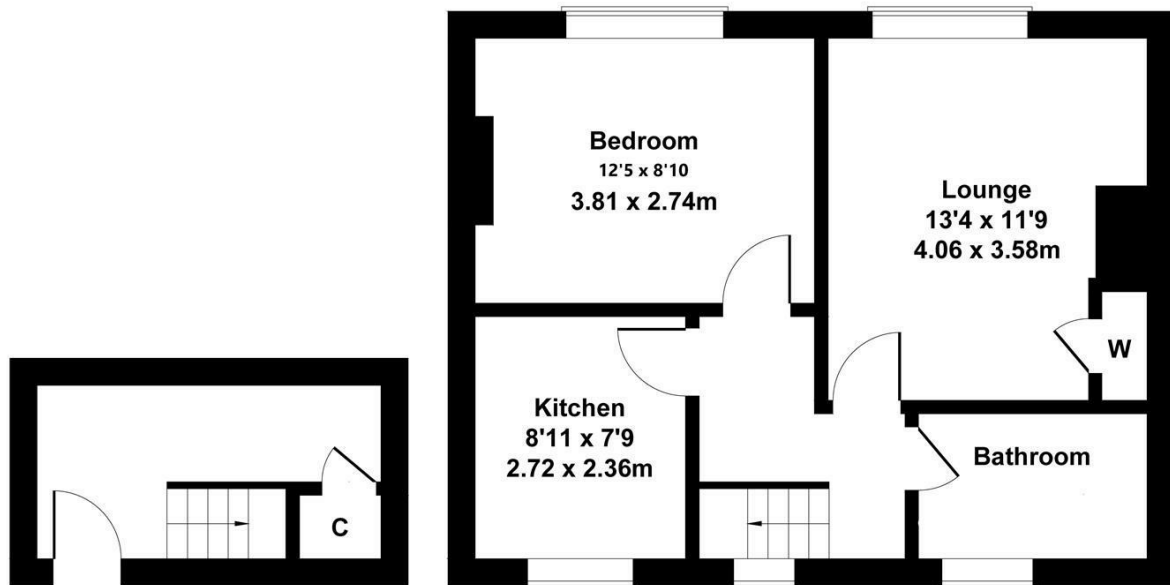
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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	

## Flat Waresley Road Gamlingay

Approximate Gross Internal Area  
474 sq ft - 44 sq m  
(Excluding Ground Floor)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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