



Waresley Road, Gamlingay, Sandy

£325,000

- Popular Village Location
- Exposed beams and floor boards
- Sun Room with power
- Built in Appliances
- Viewing highly advised
- Three Bedrooms
- Log Burner
- Refitted Kitchen
- Mature Garden

This charming and well presented three bedroom Victorian cottage situated in a popular village location with accommodation over three floors with a wealth of character, has been tastefully modernised over the last 18 years by the current vendor. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years

Gamlingay is a small village close to the neighbouring market towns of Sandy and Potton. The larger towns of St Neots and Biggleswade are also a short drive away offering quick commuter links. The village itself has great amenities all within walking distance



Council Tax Band: C



Entrance Porch

Lounge

11'11" x 12'1"

Kitchen

11'11" x 11'0"

First Floor

Bedroom

10'4" x 9'6"

Bedroom

6'8" x 5'11"

Bathroom

5'1" x 8'1"

Second Floor

Bedroom

11'9" x 12'6"





Directions

Viewings

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

EPC Rating:

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



Waresley Road, Gamlingay, SG19 3EJ

Approximate Total Area: 74.7 m² ... 804 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.