



## Church Street, Gamlingay, Sandy

£285,000

- CHAIN FREE
- Modern kitchen
- Well presented
- Viewing advised
- Popular village of Gamlingay
- Gas radiator central heating
- Excellent first time buy
- Courtyard garden



**\*\* CHAIN FREE\*\*** Located in the heart of Gamlingay is this charming, well presented, two bedroom cottage. This character property briefly comprises of a well presented lounge/diner, spacious modern kitchen, two double bedrooms and a modern shower room. Further benefits include gas central heating and a small rear courtyard. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years

 2  1  1  E

Council Tax Band: B





## Ground Floor

### Lounge

12'0" x 11'9"

### Kitchen

11'9" x 8'6"

### Bathroom

## First Floor

Master Bedroom 12'1" x 11'6"

### Bedroom 2

12'0" x 8'1"

### External

Low maintenance, shingled rear garden





## Directions

## Viewings

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

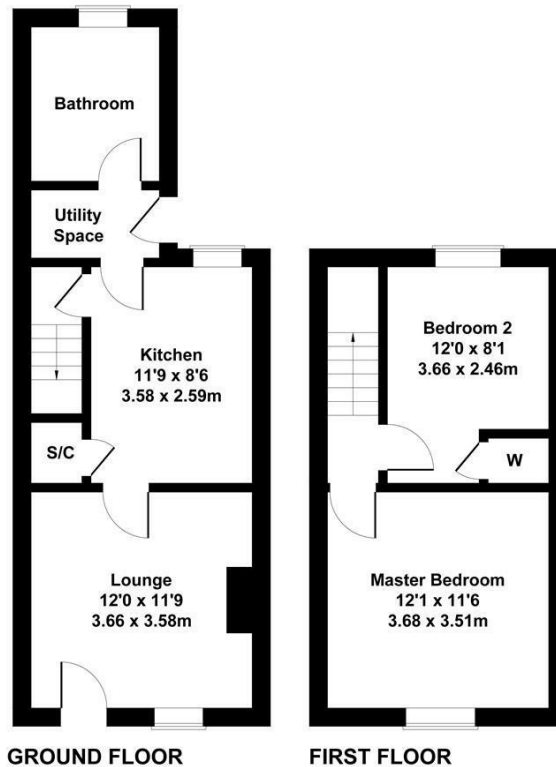
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Church Street

Approximate Gross Internal Area  
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2024  
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