



Elizabeth Way, Gamlingay, SG19 3NH
Guide price £270,000

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LATCHAM ———
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ESTATE AGENTS

*****WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE BUNGALOW, OCCUPYING A CORNER PLOT POSITION WITH A GARAGE AND ADDITIONAL ALLOCATED PARKING SPACE*****

Situated towards the outskirts of this ever popular village location, this lovely two double bedroom bungalow is offered with **NO ONWARD CHAIN** and benefits from a spacious living room and an open plan kitchen/ dining that overlooks the low maintenance and landscaped rear garden, modern thermostatically controlled electric storage heaters and double glazing throughout. In addition, the bungalow sits on an attractive corner plot and offers a single garage (located in nearby block) and and additional allocated parking space.

Viewing is essential to appreciate the charm and quality of this rarely available bungalow.

Entrance Via

Entrance Lobby
4'10 x 3'0 (1.47m x 0.91m)

Living Room
17'9 x 14'3 (5.41m x 4.34m)

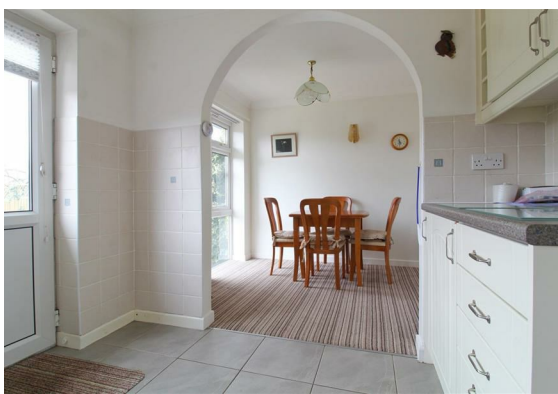
Kitchen/ Dining Room
17'3 x 8'9 (5.26m x 2.67m)

Inner Hallway

Bedroom One
11'2 x 10'9 (3.40m x 3.28m)

Bedroom Two
12'0 x 7'8 (3.66m x 2.34m)

Wet Room
7'9 max x 6'0 (2.36m max x 1.83m)

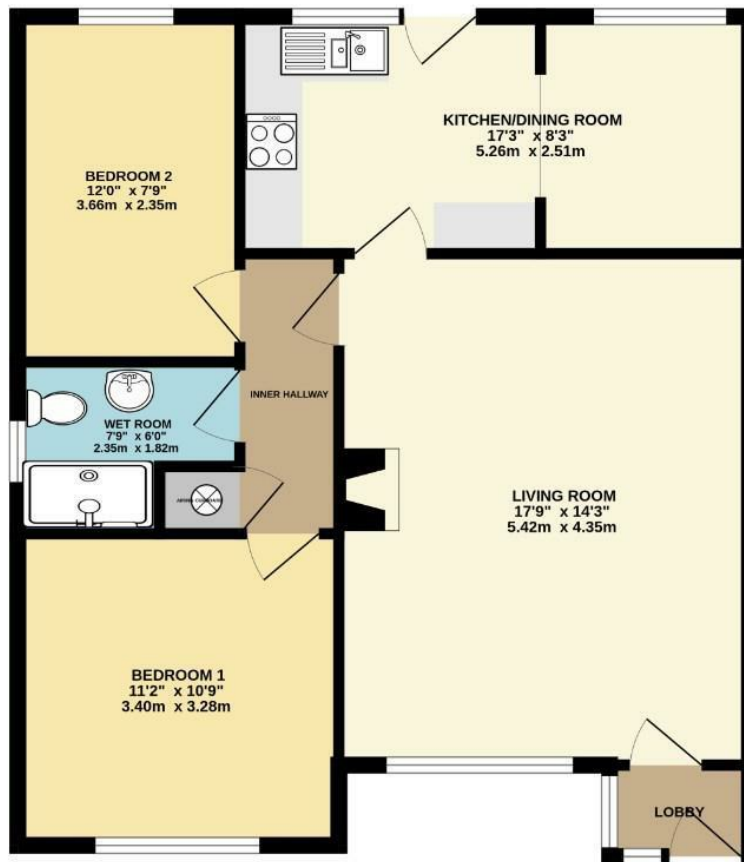




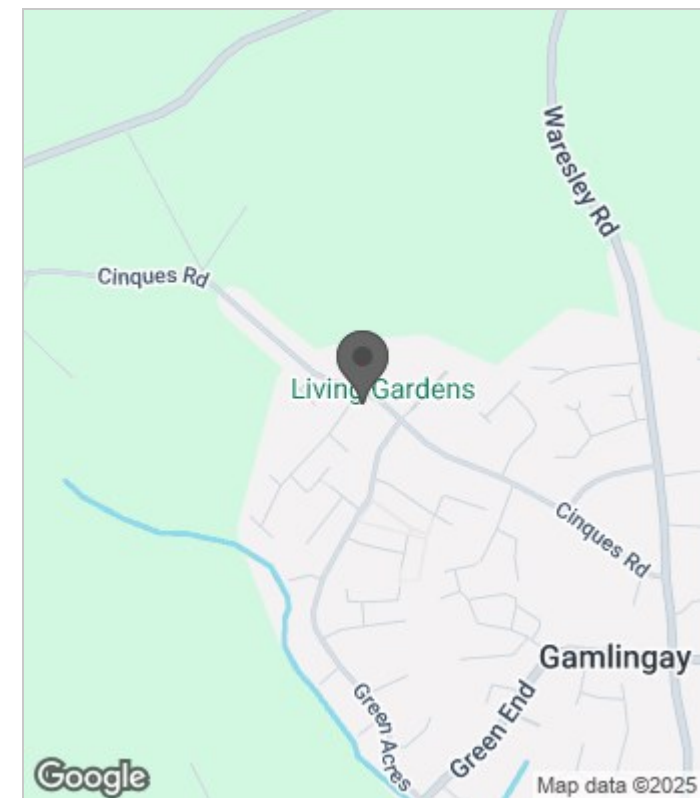
Rear Garden
34' x 30' (10.36m x 9.14m)
Front and Side Gardens
Garage And Parking
Agents Note



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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