



JOSHUA JAMES

ESTATE AGENTS

Plane Tree Close, Gamlingay, Sandy, SG19 3NE

£335,000

3 1 1

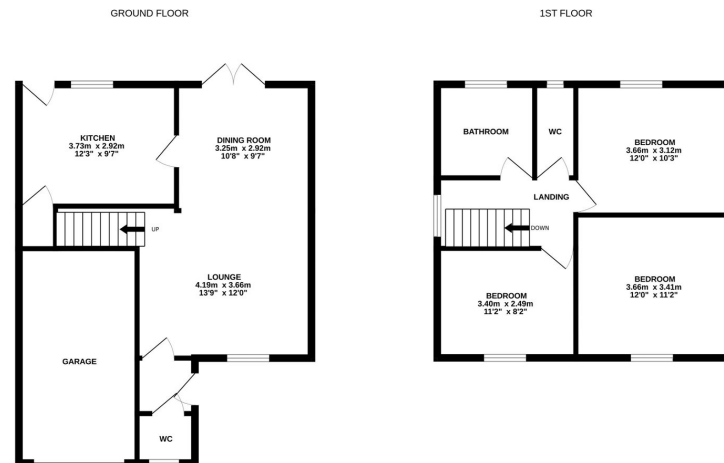
- Three Double Bedrooms
- Fitted Kitchen
- Enclosed Corner Plot
- Integral Garage & Parking
- Walking Distance to Local Shops & Schools
- Through Sitting / Dining Room
- Bathroom & Separate Wc
- Potential for Further Development
- No Forward Chain
- Comberton School Catchment Area



Three Double Bedrooms - Through Sitting / Dining Room - Corner Plot With Further Development Potential - Fitted Kitchen - Family Bathroom With Separate Wc - Integral Garage & Off Road Parking - Walking Distance To All Local Amenities & Schools - No Chain - Comberton School Catchment Area.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility to them 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. Made with Metrepro ©2014



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		