



JOSHUA JAMES

ESTATE AGENTS

School Close, Gamlingay SG19 3JY

Asking Price £300,000

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- Semi Detached Bungalow
- Requiring a Degree of Modernisation
- Sitting Room with Gas Fire
- Modern Kitchen / Breakfast Room
- Two Bedrooms Both With Built in Wardrobes
- White Bathroom Suite with Shower Over Bath
- Lean To Conservatory / Utility Room
- Off Road Parking
- Good Size Enclosed Rear Garden
- Integral Garage with Potential to Create Extra Accommodation



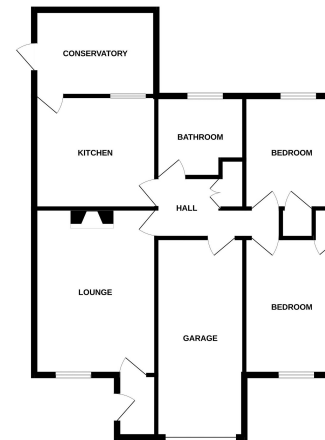
This Rarely available two-bedroom semi-detached bungalow, is located within easy access of all local shops & amenities. Requiring some modernisation, however offered for sale in a habitable condition, complete with a fitted modern kitchen / breakfast room & a white bathroom suite with a fitted shower over the bath. Externally there is a good size rear garden which requires re-instatement, filled with a range of mature shrubs & fruit trees. To the front of the property is off road parking for two vehicles & an integral garage, which would lend itself to be converted providing extra living accommodation if required.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village falls within the Comberton School catchment area & offers an extensive range of shops & local amenities including the award winning Eco Hub which is a successful community and business centre serving the village.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, responsibility for errors, omissions, and/or inaccuracies remains with the user. The user is advised to verify the accuracy of the floorplan with the relevant authorities. The user is advised to verify the accuracy of the floorplan with the relevant authorities. The user is advised to verify the accuracy of the floorplan with the relevant authorities.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	