



JOSHUA JAMES
ESTATE AGENTS
FOR SALE
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ESTATE AGENTS

School Close, Gamlingay, Sandy, Bedfordshire, SG19 3JY

£285,000

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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

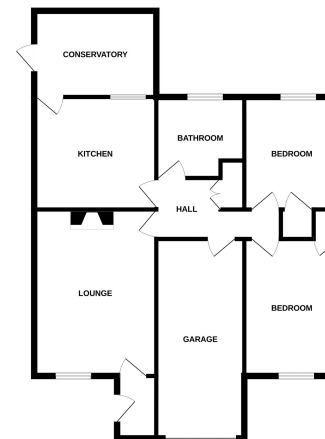


This Rarely available two-bedroom semi-detached bungalow, is located within easy access of all local shops & amenities. Requiring some modernisation, however offered for sale in a habitable condition, complete with a fitted modern kitchen / breakfast room & a white bathroom suite with a fitted shower 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.





GROUND FLOOR



While 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 floorplan is provided for information only and should not be relied upon for any legal or other purpose. The floorplan is provided as a guide only and is not intended to be a contract. The floorplan is provided as a guide only and is not intended to be a contract.



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	