



JOSHUA JAMES

ESTATE AGENTS

Northfield Close, Gamlingay, Sandy, Bedfordshire, SG19 3NP

£285,000

 2  1  1

- Semi Detached Bungalow
- Modern Fitted Kitchen
- 14ft x 9ft Conservatory
- Sitting Room with French Doors to Garden
- Two Double Bedrooms
- Modern Fitted Shower Room
- Well Established Plot with Gardens to Front & Rear
- Cul De Sac Location
- No Forward Chain
- Walking Distance to all Local Amenities

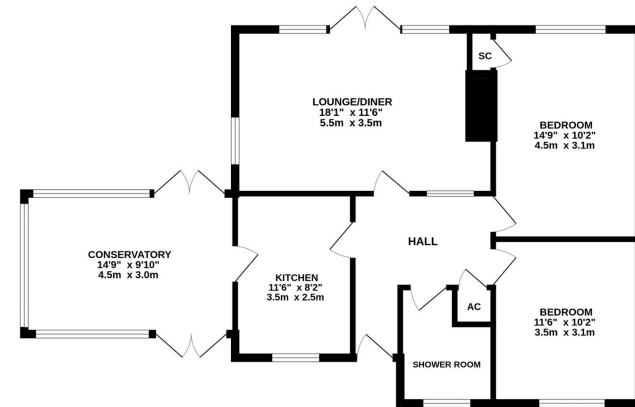


Tucked away on a very private plot sits this two double bedroom semi detached bungalow. Offered for sale with no forward chain. Benefiting from modern fitted kitchen, large conservatory with French doors to both front & rear gardens, sitting room with French doors opening onto the rear patio with electric sun canopy & a modern fitted shower room. The gardens to both front & rear are awash with an abundance of trees, flowers & shrubs. To the front of the property is a part converted garage creating office space with additional storage to the front & parking for two vehicles.





GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq ft. (78.3 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and equipment shown are not guaranteed and no guarantee is given as to their operability or efficiency can be given. Made with Metaphor 02/20



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Granary, Crownhill Farm, Wilden MK44 2QS
 T 07773 032346 | E jonathan@joshuajamesproperty.co.uk
 www.joshuajamesproperty.co.uk