



JOSHUA JAMES

ESTATE AGENTS

Birchmead, Gamlingay SG19 3ND

£349,950

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- Popular Residential Location
- Semi Detached Family Home
- Three Double Bedrooms
- Fitted Kitchen / Breakfast Room & Utility Room
- Single Garage & Off Road Parking
- Comberton School Catchment Area
- 29ft Through Lounge / Dining Room
- Study / Occasional Bedroom
- Enclosed South Facing Rear Garden
- Walking Distance of all Local Amenities & School



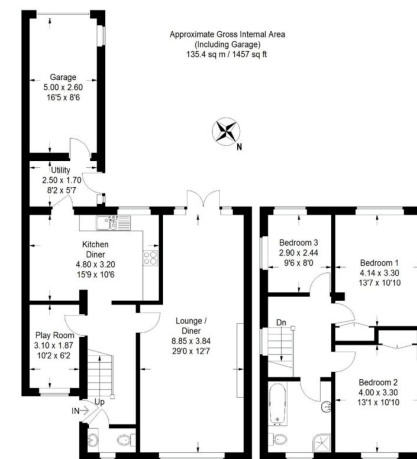
Spacious three double bedroom semi detached family home located on the popular Green Acres development in Gamlingay. Benefiting from a 29ft through lounge / dining room, study / occasional bedroom & a comprehensively fitted kitchen / breakfast room with separate utility. Externally there is an enclosed south facing rear garden, single garage & driveway. The property is located within walking distance of all local amenities & local school.

Gamlingay is a South Cambridgeshire village 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.





Birchmead Gamlingay, SG19 3ND



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	