



JOSHUA JAMES

ESTATE AGENTS

School Close, Gamlingay SG19 3JY

£360,000

3 1 1

- Semi Detached Bungalow in Cul De Sac Location
- Spacious Sitting Room
- Fitted Kitchen / Breakfast Room
- Beautifully Landscaped Rear Garden
- Walking Distance to all Local Amenities
- Two / Three Bedrooms
- Study / Bedroom Three
- Four Piece Modern Bathroom Suite
- Off Road Parking
- No Forward Chain



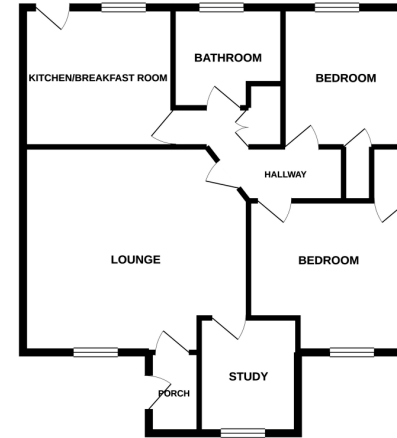
A beautifully presented semi detached bungalow, situated just a short walk to all local amenities & shops. The property benefits from a bright & airy sitting room, study / bedroom three, fitted kitchen / breakfast room, two further double bedrooms & modern four piece bathroom suite. Externally there is a delightful landscaped rear garden with summerhouse & large timber workshop with power & light connected. To the front of the property there is a gravelled driveway providing off road parking. Offered for sale with no forward chain.

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 of Gamlingay and the surrounding area.





GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Measurements are taken to the internal face of the walls and columns. Measurements of areas shown should be taken to the internal face of the walls and columns. Measurements of areas shown should be taken to the internal face of the walls and columns. Measurements of areas shown should be taken to the internal face of the walls and columns.



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