



## Church Street, Gamlingay, Sandy, Bedfordshire, SG19 3JJ

Asking Price £230,000

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- Period End Terrace Cottage
- Two Double Bedrooms
- Lounge with Open Fireplace
- Fitted Kitchen
- Downstairs Bathroom
- Private Enclosed Courtyard Garden
- Walking Distance of all Local Amenities & School
- Upvc Double Glazing
- Gas Fired Radiator Central Heating
- No Forward Chain

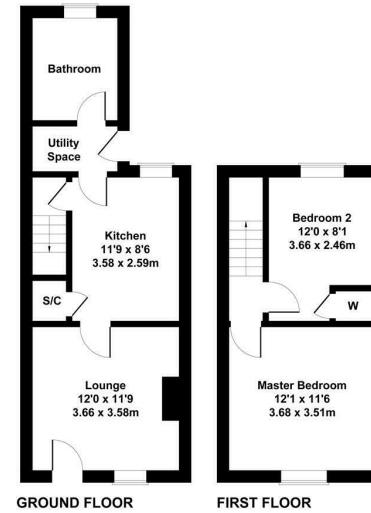


IDEAL FIRST TIME BUY. Period end terrace cottage, located at the bottom of Church Street, Gamlingay overlooking the historic village church. Benefiting on the ground floor from sitting room with open fireplace, modern fitted kitchen & downstairs bathroom. To the first floor are two double bedrooms. Externally there is an enclosed private rear courtyard garden. The property sits within walking distance of all local amenities & local school & is offered CHAIN FREE.





**Church Street**  
Approximate Gross Internal Area  
667 sq ft - 62 sq m



GROUND FLOOR FIRST FLOOR  
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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