



JOSHUA JAMES

ESTATE AGENTS

Chapel Field, Gamlingay SG19 3QP

Fixed Price £275,000

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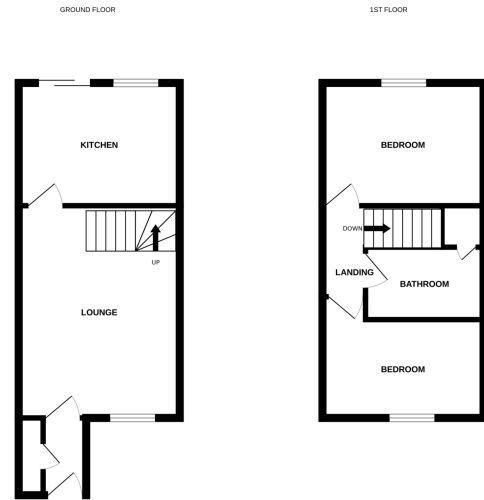
- Well Presented End of Terrace Property
- Walking Distance to all Local Amenities & School
- Two Double Bedrooms
- Good Size Enclosed Rear Garden
- Ideal First Time / Investment Buy
- Small Development of Similar Style Properties
- Spacious Sitting Room & Fitted Kitchen / Breakfast Room
- Family Bathroom
- Driveway for Two Vehicles Plus Additional Space
- Open Countryside Walks on your Doorstep



End of terrace property situated on a small development at the top of a cul de sac of similar styles of properties. Located in the popular village of Gamlingay with open countryside walks on your doorstep & just a short walk across open fields to the village school. Benefiting from a spacious lounge, kitchen / breakfast room, two double bedrooms & family bathroom. Externally there is a good size enclosed rear garden with 10ft x 10ft workshop, driveway providing off road parking for two vehicles & additional gravelled parking space.

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.





While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of actual property should be taken after the purchase of the property. The actual layout and dimensions may vary from those shown on the floorplans. The actual layout and dimensions may vary from those shown on the floorplans. The actual layout and dimensions may vary from those shown on the floorplans.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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