



JOSHUA JAMES

ESTATE AGENTS

Waresley Road, Gamlingay SG19 3NN

£349,950

3 1 2

- Mature Semi Detached in Village Location
- Great Potential for Further Development
- Sitting Room & Dining Room
- Additional Multi Use Room
- Conservatory
- Three Bedrooms
- Large Rear Garden in Excess of 80ft in Length.
- Parking for a Number of Vehicles
- Walking Distance to Local Shops & Schools
- Comberton School Catchment Area



Rarely available mature semi detached property sitting on a lovely plot, with are rear garden in excess of 80ft & off road parking for a numerous vehicles. Offering great potential for further development without compromising the plot. Benefiting from two principal reception rooms, conservatory, galley kitchen & additional 14'8" x 9'7" multi use room. To the first floor are three bedrooms & family shower room. Located within a short walk to all the local amenities & schools.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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