



JOSHUA JAMES

ESTATE AGENTS

Green Acres, Gamlingay SG19 3LP

Asking Price £285,000

3 1 1

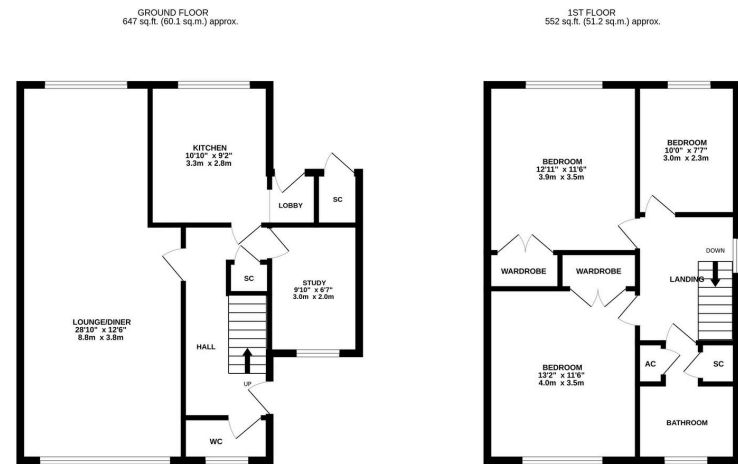
- Requiring Complete Refurbishment
- Kitchen with door to Rear Garden
- Three Double Bedrooms
- Front & Enclosed Rear Garden
- Open Countryside Walks on your Doorstep
- 28'10" Through Lounge / Dining Room
- Study / Playroom
- Family Bathroom
- Single Garage with Driveway Parking
- No Forward Chain



'REQUIRING COMPLETE REFURBISHMENT' Good-sized three bedroom family home with garage, situated on this popular residential development in Gamlingay, with open countryside walks on your doorstep. The accommodation comprises on the ground floor 28'10" through lounge / diner, cloakroom, kitchen & study / playroom. To the first floor are three double bedrooms & family bathroom. Externally there is an enclosed rear garden & single garage with driveway parking. 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 outstanding '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.





TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan (2005)

