



JOSHUA JAMES

ESTATE AGENTS

# Almond Drive, Gamlingay SG19 3NA

Asking Price £325,000

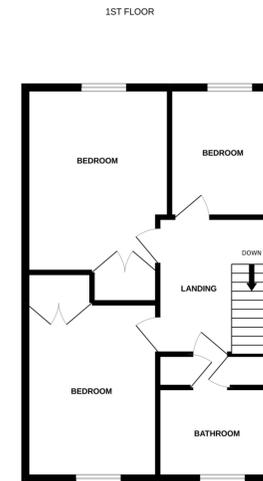
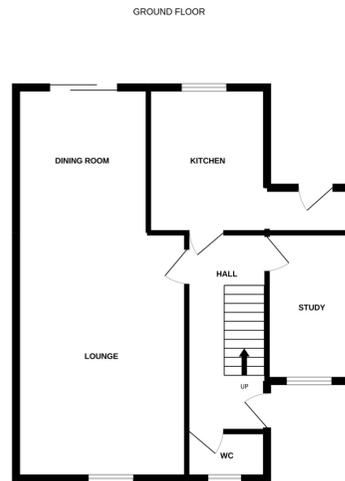
3 1 2

- 29ft Through Lounge / Dining • Three Double Bedrooms Room
- Study / Occasional Bedroom • Family Shower Room Four
- Fitted Kitchen • Enclosed Rear Garden
- Off Road Parking & Single Garage • Popular Residential Location
- Walking Distance to all Local Amenities & Schools • Comberton School Catchment Area



Spacious three bedroom semi detached family home located on the popular Green Acres development in Gamlingay. Benefiting from a 29ft through lounge / dining room, study / occasional bedroom four, fitted kitchen & downstairs cloakroom. To the first floor are three double bedrooms & family shower room. Externally there is an enclosed rear garden, single garage & driveway. The property is located within walking distance of all local amenities & local school & overlooks an open green area. The property would benefit from some modernisation, but has the potential to create a wonderful spacious family home. Offered for sale with no forward chain.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 for 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	