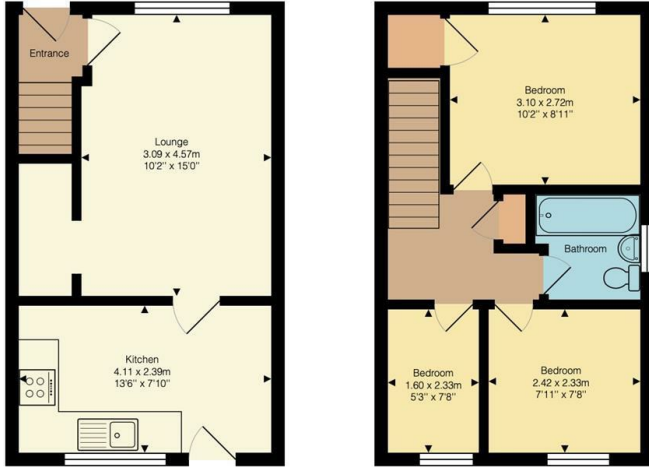




## 1a Stocks Lane, Gamlingay, Sandy, SG19 3JP

£285,000

- CHAIN FREE
- Three bedrooms
- Enclosed rear garden
- Popular Location
- Garage
- Excellent First time buy
- Off Road Parking
- Well presented
- Viewing Highly recommended



Stocks Lane, Gamlingay, SG19 3JP

Approximate Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.



## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>88</b> |
| (81-91) <b>B</b>                            |  | <b>74</b>                  |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |