



£325,000

- Completed Chain Above
- Off road parking
- Conservatory
- Integrated Appliances
- WC
- New Electric Heating System
- Garage en bloc
- Cul de sac Location
- Walking Distance to all Local Amenities, Shops & School
- Viewing Highly Advised

****COMPLETED CHAIN ABOVE**** Lane & Browns presents this impressive and recently renovated, end of terrace family home, situated within a highly desirable cul-de-sac. The accommodation boasts three spacious bedrooms with contemporary family bathroom. The ground floor comprises a good sized lounge, re-fitted kitchen and dining area with integrated appliances, cloakroom and conservatory. Externally, the property offers spacious front and rear gardens, parking to the front and rear of the property with garage en bloc Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: B



Entrance Porch

WC

Lounge

15'11" x 10'10"

Kitchen/Diner

16'0" x 10'7"

Conservatory

8'7" x 14'2"

First Floor

Bedroom

9'7" x 10'10"

Bedroom

9'5" x 10'7"

Bedroom

6'2" x 7'8"

Bathroom

Externally

Driveway to front

Garage en bloc

rear of the property en-bloc, up & over door.





Directions

Viewings

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

EPC Rating:

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



Elizabeth Way Gamlingay, Sandy, SG19 3NH

Approximate Total Area: 89.9 m² ... 967 ft²

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

