



£314,995

- 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



CHRISTMAS INCENTIVE - £2,000 John Lewis voucher if a sale is agreed by 29th December 2024 - issued on completion.

**\*\*CHAIN FREE\*\*** 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.

### Agent Disclaimers

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





## 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) <b>A</b>			
(81-91) <b>B</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 2002/91/EC	



Elizabeth Way Gamlingay, Sandy, SG19 3NH

Approximate Total Area: 89.9 m<sup>2</sup> ... 967 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.

