



# 83, Green Acres

Gamlingay, Sandy,  
Cambridgeshire, SG19 3LY  
Freehold £285,000

country  
properties



Situated in the popular village of Gamlingay, we are pleased to offer to the market this rarely available 2 double bedroom terraced bungalow. The property benefits from a lounge/diner, kitchen, shower room, garage en-block and a lawned rear garden with patio area, timber shed and a pathway leading to gated rear access. The property is situated within easy access to local amenities. Viewing comes highly recommended!

- Terraced bungalow
- 2 Double bedrooms
- Approx 20ft lounge/diner
- Walk-in shower
- Front & rear garden
- Garage en-block
- Village location
- Council Tax band C / EPC rating F

## Accommodation

### Entrance Porch

Window to the side aspect, door to:-

### Lounge/Diner

20' 7" x 10' 9" (6.27m x 3.28m)

Window to the front aspect, feature electric fireplace, wall mounted electric heater, door to:-

### Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Range of matching wall mounted and base level units with work surface over and inset stainless steel sink, fridge/freezer, plumbing for a washing machine, space for tumble dryer, window to the rear aspect, wall mounted electric heater, door onto rear garden.

### Inner Hallway

Hatch to partially boarded loft with ladder & light, built in storage cupboard, doors to:-

### Bedroom One

12' 7" max x 10' 7" (3.84m x 3.23m)

Window to the front aspect, built in wardrobes, wall mounted electric heater, built in cupboard.



## Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)  
narrowing to 7' 8" x 4' 7" (2.34m x 1.40m)

Window to the rear aspect, wall mounted electric heater.

## Shower Room

Window to the rear aspect, wash hand basin with pedestal, WC, double shower cubicle, heated towel rail.

## External

### Rear Garden

Mainly laid to lawn with mature plant and flower borders, patio area ideal for entertaining, outside tap, timber storage shed and gated access to the rear.

### Garage

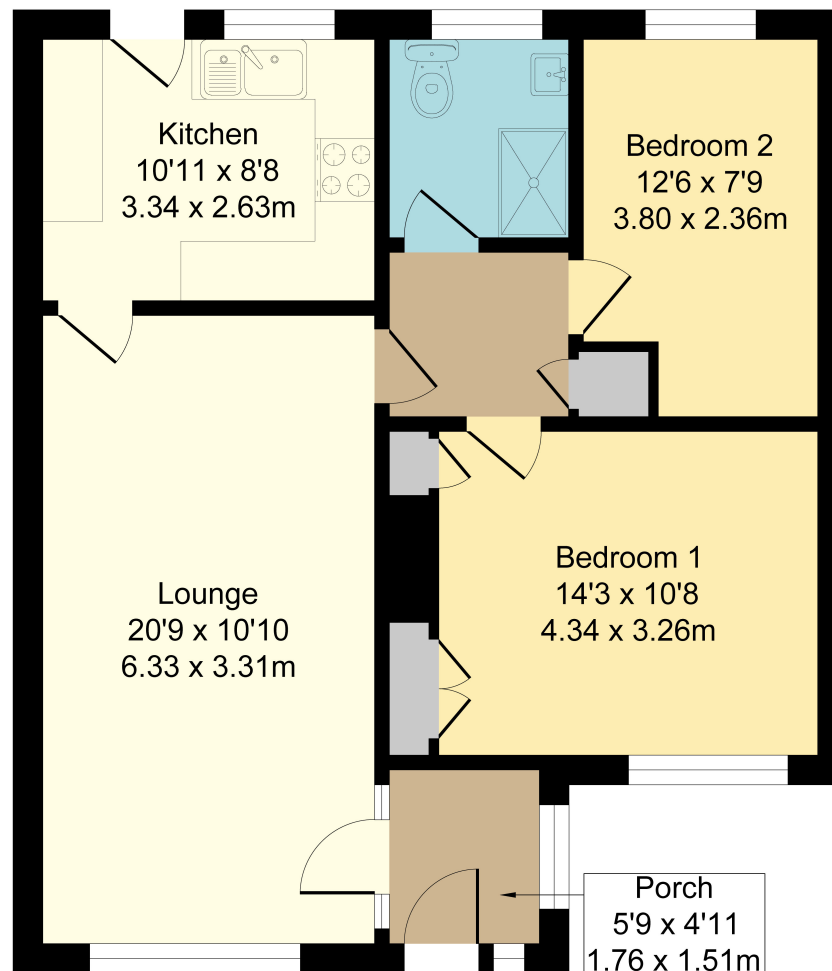
Situated en-block with metal up and over door.





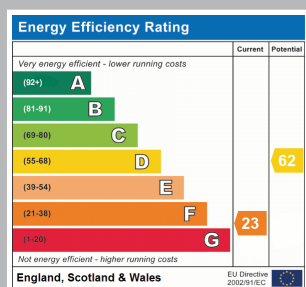






Total Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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