



# 22, Brockwood Close

Gamlingay, Sandy,  
Cambridgeshire, SG19 3EG  
Guide Price **£325,000**

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properties

A spacious 3 bedroom link detached family home in the popular village location of Gamlingay! This fantastic home is in need of some light cosmetic modernisation but is perfectly liveable as is. The property benefits from a good size rear garden, off road parking, single garage and 3 spacious bedrooms. Located in a quiet cul de sac and being offered to the market chain free! This home would make an ideal first time/ investment purchase.

- Link Detached Home
- 3 Good Size Bedrooms
- Family bathroom & downstairs WC
- Driveway for 1 - 2 cars and garage
- Good Size Rear Garden
- Scope For Extension STPP
- Popular Village Location
- CHAIN FREE!

## Entrance Hall

Radiator, stairs to first floor, access into the downstairs cloakroom and lounge.

## Cloakroom

Window to front aspect, radiator, WC, wash hand basin.

## Lounge

15' 4" x 12' 6" (4.67m x 3.81m)  
Bay window to front aspect, radiator, large under stairs storage cupboard, double sockets, door to:

## Kitchen/Diner

15' 8" x 9' 7" (4.78m x 2.92m)  
Window to rear aspect, radiator, a range of wall mounted and base level units with work surface over, inset sink with drainer, integral oven/grill with induction hob and extractor over, fridge/freezer, space for a washing machine, plenty of double sockets, opening to:

## Conservatory

9' 4" x 9' 6" (2.84m x 2.90m)  
Radiator, double doors onto the rear garden.



## First Floor

### Landing

Window to side aspect, loft hatch, airing cupboard housing the combination boiler, access to all bedrooms and the family bathroom.

### Master Bedroom

13' 7" x 9' 4" (4.14m x 2.84m)

Window to rear aspect, radiator.

### Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Window to front aspect, radiator.

### Bedroom Three

9' 9" x 6' 3" (2.97m x 1.91m)

Window to rear aspect, radiator.

### Family Bathroom

Window to front aspect, wash hand basin, heated towel rail, WC, bath with shower over and screen, tiled flooring.

## External

### Front

A small front garden which is laid to lawn with a 2 car driveway which leads to the single garage with an up and over door.

### Rear Garden

Easterly facing rear garden which is mainly laid to lawn and fully enclosed via fence and trees. Access via the double doors from the conservatory which leads onto a patio area at the head of the garden providing an ideal space for entertaining and dining with a pedestrian door providing access into the single garage.

### Potential Landlord Information

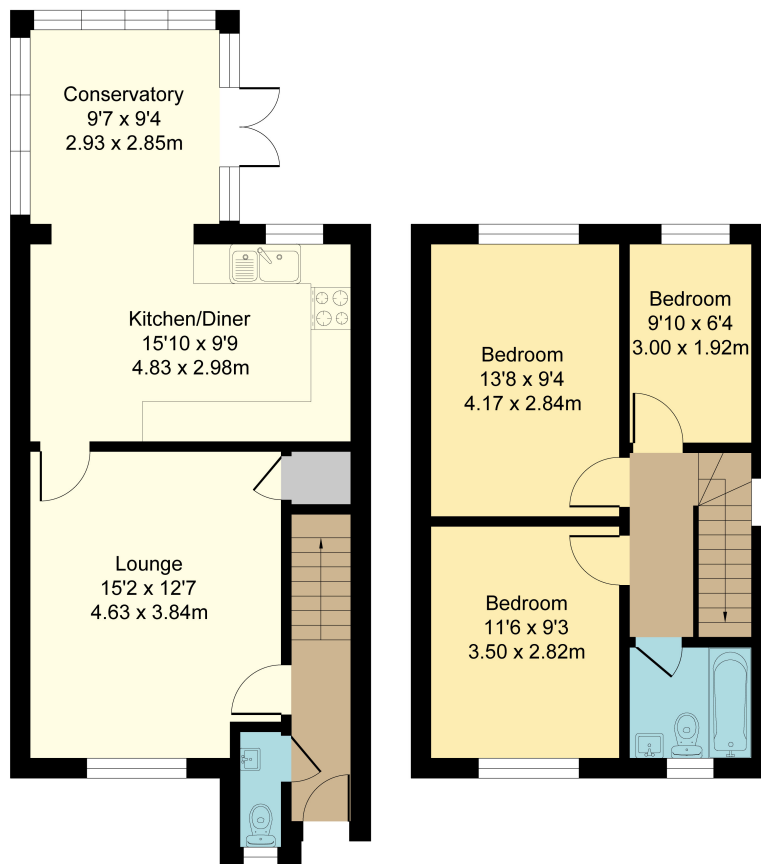
If £1250 per calendar month is achievable for number 22 that will give a 4.6% rental yield if bought at £325k.



# 22 Brockwood Close, Gamlingay

**Ground Floor**  
Area: 47.8 m<sup>2</sup> ... 515 ft<sup>2</sup>

**First Floor**  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>



Total Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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