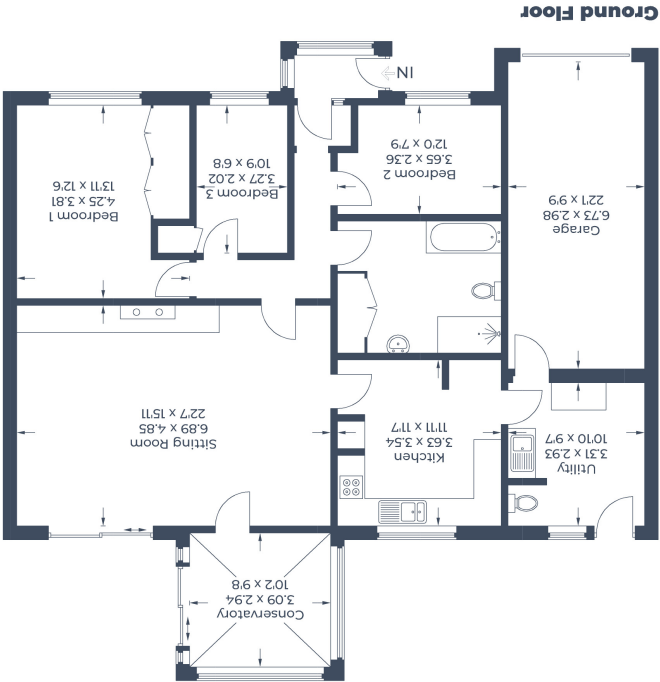


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Approximate Gross Internal Area = 143 sq m / 1,539 sq ft



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measurements are approximate, not to scale.
Illustration for identification purposes only.





11 Poplar Close, Great Gransden, Cambridgeshire SG19 3AX

£450,000

- THREE BEDROOMS.
- BOOT ROOM WITH W.C.
- SOUTH FACING REAR GARDEN.
- CUL-DE-SAC LOCATION.
- CONSERVATORY.

- FOUR PIECE BATHROOM.
- OVERSIZED SINGLE GARAGE.
- OFF ROAD PARKING FOR UP TO FOUR VEHICLES.
- PVCu DOUBLE GLAZING.
- SOUGHT AFTER VILLAGE LOCATION.

Introduction

A LINK-DETACHED BUNGALOW situated in a cul-de-sac location within this HIGHLY SOUGHT AFTER VILLAGE.

The accommodation offers THREE BEDROOMS, four piece Bathroom, LOUNGE DINING ROOM with a Conservatory, Kitchen and Boot Room with a W.C. The garden is SOUTH FACING, fully enclosed and laid mainly to lawn.

At the front there is a driveway allowing off road parking for up to four vehicles and access to an OVERSIZED SINGLE GARAGE with an electric up and over door.

The bungalow would benefit from some cosmetic updating but does have PVCu double glazing and an electric fired radiator central heating system.

For commuters Great Gransden is a sought after Village just 15 miles from the centre of Cambridge and has easy access to main routes and mainline train stations at St Neots and nearby Sandy. The Village has a thriving social scene appealing to all ages for those who wish to be involved. The Gransden and District Agricultural show is an annual event held towards the end of September.

Barnabas Oley CofE school, rated "Outstanding", provides primary schooling in the Village with Comberton Village College as secondary.

Ground Floor

Accommodation

Glazed door to

Entrance Porch

full height windows to the front aspect, part glazed PVCu door to

Entrance Hall

radiator, loft access, central heating thermostat

Lounge Dining Room

glazed door to the Conservatory, sliding patio doors to the rear garden, fireplace with open fire, two radiators, TV point

Conservatory

brick base, PVCu double glazed windows and sliding patio doors to the rear garden

Kitchen

base and eye level cupboards, drawer units, work surfaces, stainless steel one and a half bowl sink unit, integrated double electric oven, hob and extractor, plumbing for washing machine, space for fridge freezer, electric boiler serving hot water and central heating, window to the rear aspect, door to

Boot Room & W.C

base and eye level cupboards, stainless steel single drainer sink unit, W.C, frosted window, personal door to the Garage

Bedroom One

window to the front aspect, radiator, fitted wardrobes

Bedroom Two

window to the front aspect, radiator

Bedroom Three

window to the front aspect, radiator, built in wardrobe

Bathroom

bath, large shower enclosure with electric shower, W.C, pedestal wash basin, radiator, electric shaver socket, shelved storage cupboard

Outside

Garden

a fully enclosed SOUTH FACING rear garden, laid to lawn with established shrub borders, greenhouse and block paved patio area, gated pedestrian access to the front

Garage & Parking

block paved driveway allowing off road parking for up to four vehicles, mature hedgerow and shrub borders. Gated pedestrian access to the rear garden. Oversized SINGLE GARAGE with an electric up and over door, power, light and personal door to the Boot Room

