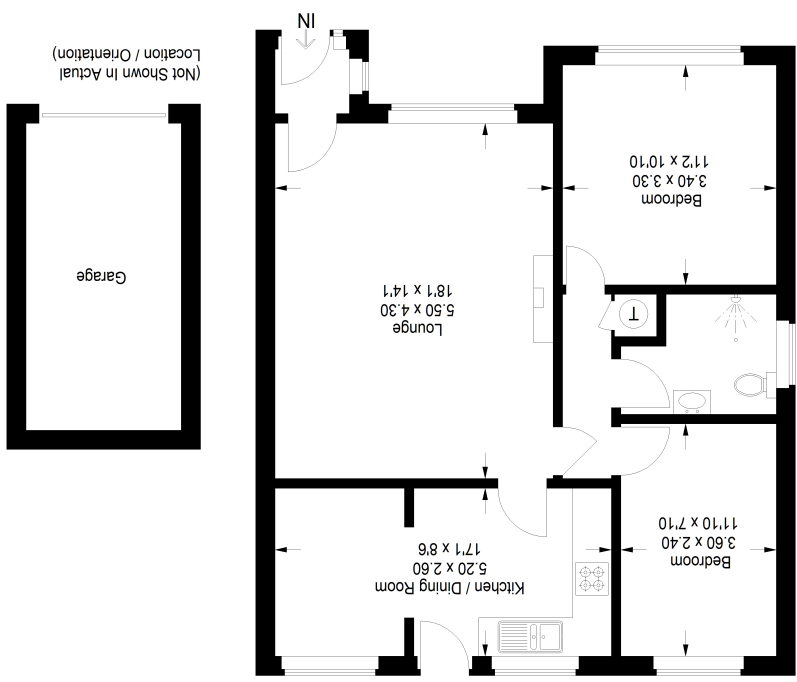


| Energy Efficiency Rating | |
|--------------------------|------------------|
| Current Rating | Potential Rating |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

Very energy efficient - lower running costs
 Very energy efficient - lower running costs
 More energy efficient - lower running costs
 More energy efficient - lower running costs
 Less energy efficient - higher running costs
 Less energy efficient - higher running costs

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1060396)



Elizabeth Way Gamlingay Sandy, SG19 3NH
 Approximate Gross Internal Area (Excluding Garage)
 68.6 sq m / 738 sq ft



Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



1 Elizabeth Way, Gamlingay, Sandy SG19 3NH

Guide Price £300,000

- Two double bedrooms.
- PVCu double glazing throughout.
- Immaculate throughout.
- Garage en-bloc and allocated parking space.
- Enclosed low maintenance garden.
- NO FORWARD CHAIN.

Accommodation

PVCu door to

Entrance Hall

frosted PVCu double glazed windows, glazed door to

Sitting Room

tall PVCu double glazed window to the front aspect, two Dimplex electric night storage heaters, feature fireplace with electric fire, coved ceiling, TV point, wall light points

Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, electric cooker point, plumbing for washing machine and slimline dishwasher, space for fridge freezer, coved ceiling, PVCu double glazed window to the rear aspect, tiled floor, part glazed door to the rear garden, archway through to Dining Area

Dining Area

tall PVCu double glazed window to the rear aspect, Dimplex electric night storage heater, coved ceiling

Inner Hall

loft access, airing cupboard with hot water cylinder

Bedroom One

PVCu double glazed window to the front aspect, Dimplex electric night storage heater

Bedroom Two

PVCu double glazed window to the rear aspect, Dimplex electric night storage heater

Bathroom/Wet Room

Wet Room style bathroom with shower, W.C, pedestal wash basin, frosted PVCu double glazed window, heated towel radiator, electric fan heater

Outside

Front Garden

an open front garden laid to lawn with flower and shrub borders and a path leading to the front door

Rear Garden

laid to gravel and paving with flower and shrub borders, timber garden shed, outside tap and light. There is a gate at the bottom of the garden providing pedestrian access to the Garage and parking area

Garage & Parking

a single Garage en-bloc and an allocated parking space

