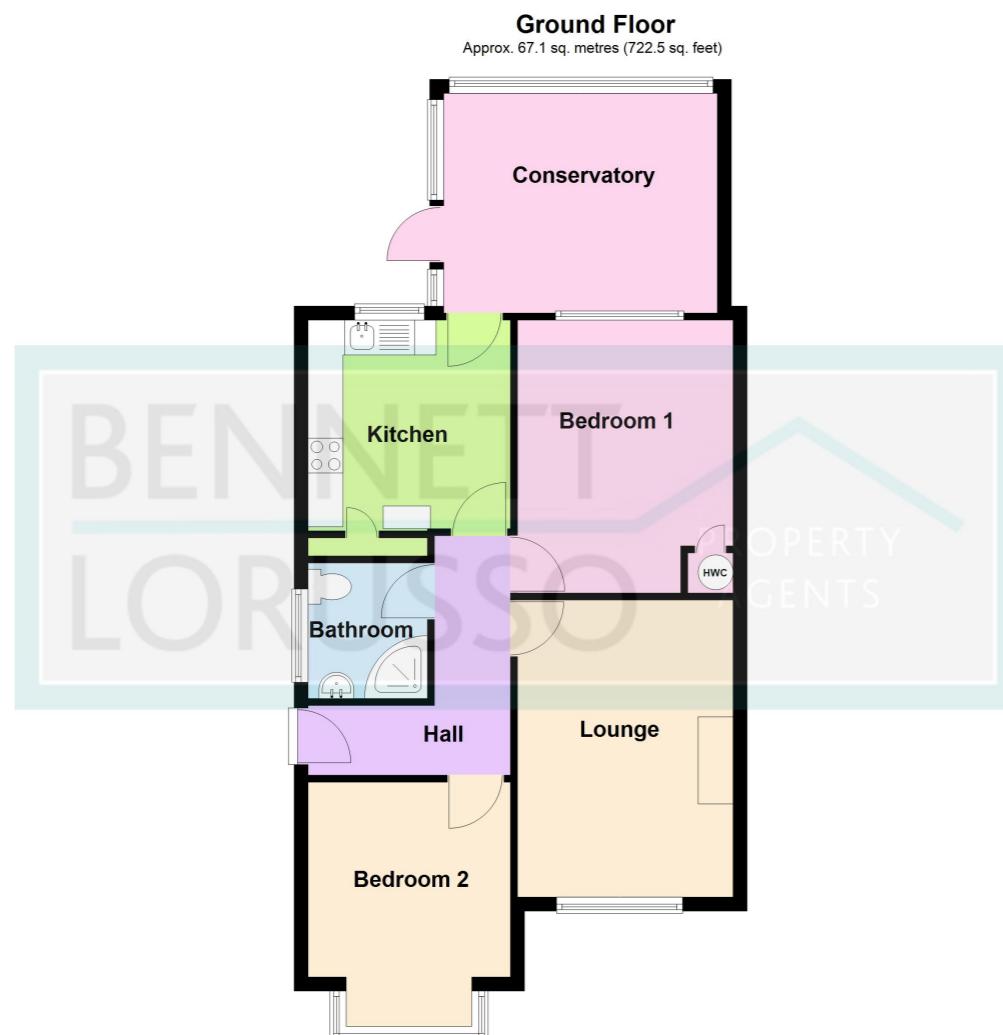


## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Tel: 01480 211777**

[www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)



29 Primrose Hill, Little Gransden, Sandy, Cambridgeshire. SG19 3DP.

**Offers Over £300,000**

A mature two double bedoomed, semi-detached bungalow, situated in this most sought after Cambridgeshire village. The chain free accommodation is in need of refurbishment and consists of entrance hall, a bath/shower room, living room to the front with a fireplace and wood burning stove, a kitchen to the rear with a larder cupboard and a double glazed conservatory. Outside, features include an ample driveway with a carport and a single garage and a generously sized, private rear garden. A rare find in a prime location and early viewing is strongly advised.

# Ground Floor

**Entrance Hall** UPVC double glazed entrance door, electric radiator, access to the loft space.

**Bedroom One** 3.90m x 3.10m (12' 10" x 10' 2") Airing cupboard, electric radiator, double glazed window to the rear.

**Bedroom Two/Dining Room** 3.42m x 2.90m max (11' 3" x 9' 6") Double glazed square bay window to the front, electric radiator.

**Bath/Shower Room** Three piece white suite incorporating a corner shower enclosure with sliding doors, vanity wash hand basin and WC, ceramic tiled floor, double glazed window, mirror and light, recessed lighting to ceiling.

**Living Room** 4.28m x 3.10m (14' 1" x 10' 2") Double glazed window to the front, electric radiator, feature fireplace with a wood burning stove, wall lighting, fitted shelving and display cupboard.

**Kitchen** 2.88m x 2.80m (9' 5" x 9' 2") Fitted base and wall units, stainless steel sink and mixer tap, splashback tiling, plumbing for washing machine, ceramic hob with electric oven and extractor hood, electric radiator, double glazed window and door to the rear, larder cupboard also housing the fuse box and electric meter and with a small double glazed window.

**Conservatory** 4.0m x 3.0m (13' 1" x 9' 10") Part brick and UPVC double glazed, wall lighting and power points, electric convector heater, door to the rear garden.

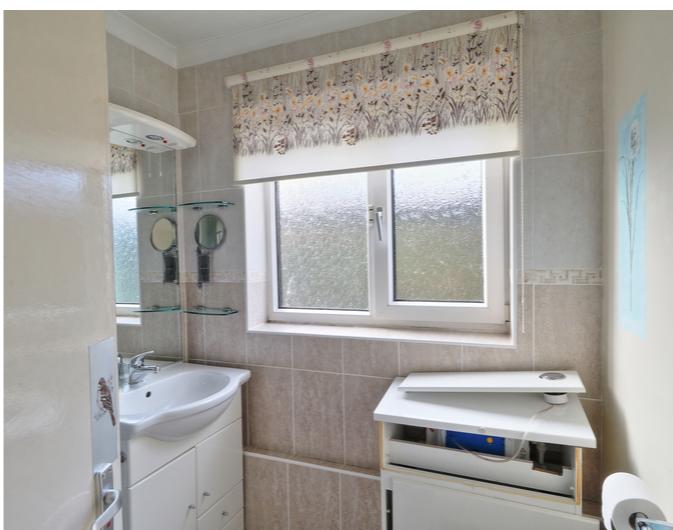
## Outside

**Frontage** Laid to lawn, various plants and shrubs, five bar gate, long block paved driveway and a carport 9.63m x 2.60m (31' 7" x 8' 6") leading to:

**Garage** 5.15m x 2.63m (16' 11" x 8' 8") Brick built with up and over door.

**Rear Garden** A good sized garden with different sections, lawned area, vegetable plot, small summer house, greenhouse, timber shed/workshop, oil storage tank, water tap and light, side gate.

**Notes** Freehold.  
Council tax band C with South Cambs DC.  
No chain.



## EPC

