



Green Acres, Gamlingay, SG19 3LY

welcome to

Green Acres, Gamlingay

A deceptively spacious mid-terrace two double bedroom bungalow also benefiting from a spacious lounge/diner, kitchen, enclosed garden and garage located in a nearby block. Viewing of this property is recommended at the earliest opportunity.



Front Door

Double glazed front door to entrance porch.

Entrance Porch

Double glazed windows to front. Door to lounge/diner.

Lounge/ Diner

20' 9" x 10' 11" (6.32m x 3.33m)

Feature fireplace with hearth surround and mantle over. Radiator. Double glazed window to front. Door to inner hall and kitchen.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, space for cooker and fridge/freezer, range of base and wall units, space and plumbing for automatic washing machine and tumble dryer, double glazed doors and windows to rear, radiator.

Inner Hall

Doors off to both bedrooms and bathroom. Hatch to loft. Cupboard housing electric water heater.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Built-in wardrobes. Radiator. Double glazed window to front.

Bedroom Two

12' 6" max x 7' 9" max (3.81m max x 2.36m max)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising large shower cubicle, low-flush WC, wash hand basin, towel radiator, wall tiling, double glazed window to rear.

Outside

Rear Garden

Enclosed rear garden with paved patio leading to lawned area with flower beds to borders, wooden shed, fence surround, and gate for rear access.

Garage

Single garage located in a nearby block.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Green Acres, Gamlingay

- Deceptively spacious mid-terrace bungalow in sought-after village location.
- Two double bedrooms.
- Large open plan lounge/diner.
- Separate kitchen.
- Secluded rear garden.

Tenure: Freehold EPC Rating: F

Council Tax Band: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110652 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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