



JOSHUA JAMES

ESTATE AGENTS

## Waresley Road, Gamlingay SG19 3NN

£150,000 Leasehold

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- First Floor Maisonette
- Fitted Kitchen
- Sitting Room
- Enclosed Garden
- Popular Residential Location
- Private Entrance & Reception Hallway
- Double Bedroom with Built in Storage
- Bathroom with Fitted Shower
- Allocated Off Road Parking
- 115 Year Lease Remaining

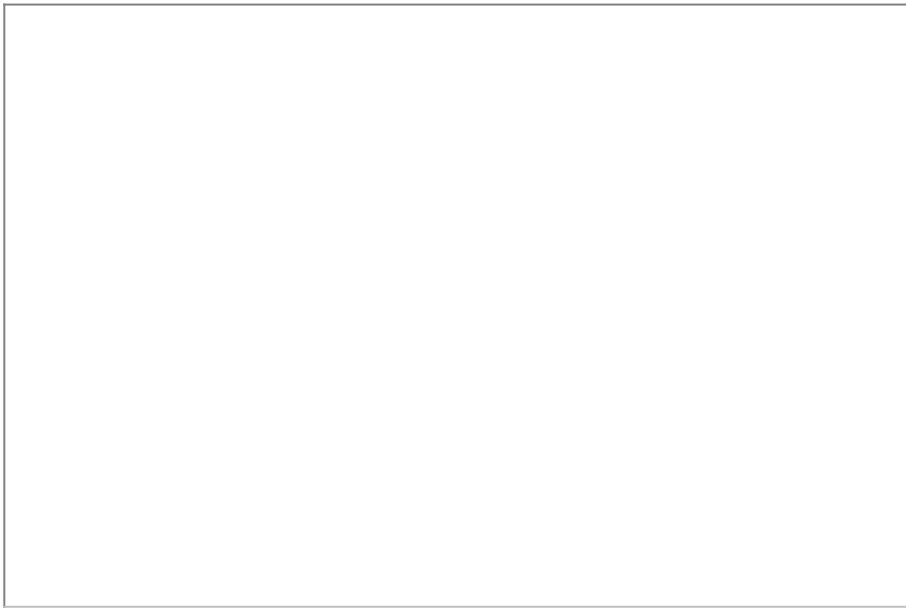


Ideal first time buy. One double bedroom first floor maisonette, located in the popular South Cambridgeshire village of Gamlingay. The property benefits from it's own reception hallway with stairs leading up to the lounge, double bedroom, fitted kitchen & bathroom. Externally there is an enclosed garden & off road parking.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village falls within the Comberton School catchment area & offers an extensive range of shops & local amenities including the award winning Eco Hub which is a successful community and business centre serving the village of Gamlingay and the surrounding area.

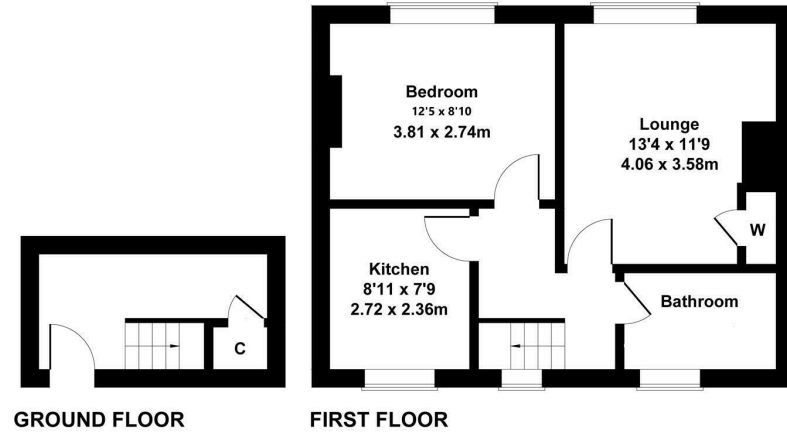
Within the village are a variety of spots for open walks in the local countryside. For the London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade.



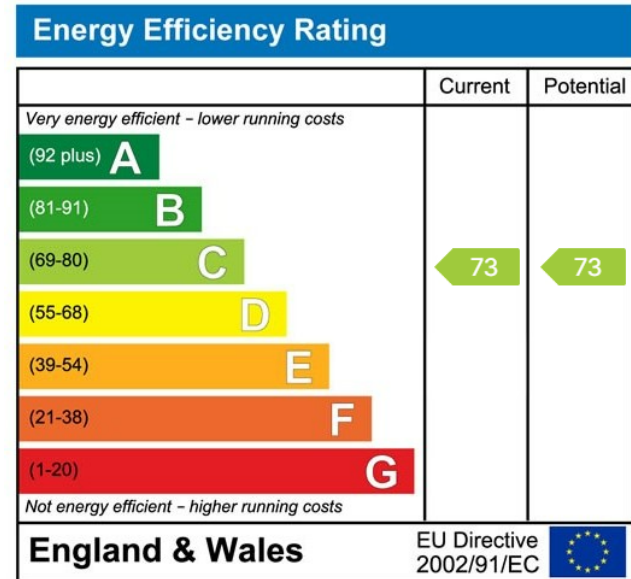


## Flat Waresley Road Gamlingay

Approximate Gross Internal Area  
474 sq ft - 44 sq m  
(Excluding Ground Floor)



Not to Scale. Produced by The Plan Portal 2024  
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