




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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60 Queens Road
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Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Well situated on this popular road, a very nicely presented semidetached property with full gas central heating and UPVC double glazing, porch, hallway, lounge, kitchen/breakfast room, side porch, separate w/c, 3 bedrooms, shower room, driveway parking for 1 car and a small rear garden area.

Tenant currently in place but is due to move in 3 months time so will be sold with vacant possession.

Full description

Porch

UPVC windows and Front door, UPVC inner door to hallway.

Hallway

Radiator, stairs to first floor.

Lounge (13ft 9in x 10ft 7in)

UPVC window, double radiator.

Kitchen/Breakfast (14ft 6in x 8ft)

Floor units with rounded edge work tops, stainless steel sink unit, plumbing for washing machine, gas cooker point, two UPVC windows, double radiator.

Side Porch

UPVC door, under stairs cupboard.

Separate W/C

Low flush w/c, UPVC window, Radiator.

Landing

Shower room

Shower enclosure with Electric shower unit, low flush w/c, pedestal wash basin, UPVC window, built in cupboard.

Bedroom (10ft 6in x 8ft 4in)

Boiler cupboard with Worcester Greenstar combi, UPVC window, radiator.

Bedroom (9ft 2in x 8ft 8in)

UPVC window, radiator.

Bedroom (8ft 8in x 6ft 2in)

UPVC window, radiator.

Outside

Driveway parking to the front for 1 car and garden area, small rear garden area with garden shed.