



Catherine Slack, Queensbury,
Offers In Excess Of £80,000

* COTTAGE * ONE BEDROOM * CHARACTERFUL * IDEAL FTB/INVESTOR *
* OPEN PLAN LOUNGE/KITCHEN * PATIO GARDEN * NO CHAIN *

Situated on the outskirts of Queensbury village is this one bedroom cottage.

Boasting many original character features, the property would make an ideal purchase for a first time buyer/investor,

The accommodation briefly comprises open plan lounge/kitchen, first floor bedroom and shower room.

To the outside there is a small front patio area.

Available with no onward chain.



Open Plan Lounge/Kitchen

17'9" x 14'11" (5.41m x 4.55m)

Lounge area has a multi fuel fire set in chimney breast, radiator, two double glazed windows and beamed ceilings.

Kitchen area is fitted with a range of cream wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, plumbing for auto washer.



First Floor Landing

With feature original fireplace.

Bedroom One

14'8" x 6'4" (4.47m x 1.93m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a small patio area.



Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

