



## Queensbury Square, Queensbury,

**£190,000**

\* DETACHED \* THREE BEDROOMS \* READY TO MOVE INTO \* CLOSE TO AMENITIES \*  
\* MODERN KITCHEN & BATHROOM \* PARKING \*

This individually built three bedroom detached property would make an ideal purchase for a number of buyers. Ideally located within walking distance of Queensbury Village which boasts amenities, shops and a choice of primary and secondary schools.

The well presented property offers 'ready to move into' accommodation and boasts a modern fitted kitchen and house bathroom. The accommodation briefly comprises entrance vestibule, 25ft open plan lounge/kitchen, cloakroom/wc, three first floor bedrooms and a house bathroom.

To the outside there is a parking to the front.



## Entrance Vestibule

Useful storage cupboard and plumbing for auto washer.

## Open Plan Lounge/Kitchen

18'2" x 25'8" (5.54m x 7.82m)

Modern fitted wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, double glazed window.

Lounge area has two radiators and two double glazed windows.

## Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator.

## First Floor

With radiator and velux window.

## Bedroom One

16'7" x 8'9" (5.05m x 2.67m)

With radiator and two double glazed windows.

## Bedroom Three

8'9" x 7'7" (2.67m x 2.31m)

With radiator and double glazed window.

## Bedroom Two

10'2" x 9'4" (3.10m x 2.84m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, towel radiator, velux window and tiled walls.

## Exterior

To the outside there is parking to the front.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, left onto Queensbury Square and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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