



## Hazelhurst Grove, Queensbury,

**£150,000**

**\*\* MID TOWN HOUSE \*\* THREE BEDROOMS \*\* EXTENDED \*\***

**\*\* IDEAL FOR FTB/INVESTOR/YOUNG FAMILY \*\* MODERN KITCHEN & BATHROOM \*\***

Situated in the popular location of Queensbury is this three bedroom extended mid town house property. Ideally located for Queensbury village which offers local amenities, shops and excellent schools close by.

The property would make an ideal purchase for a FTB/Investor/Young Family.

Benefiting from a modern fitted kitchen, house bathroom, gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there a lawned and patio garden.



### Entrance

Radiator.

### Lounge

14'8" x 10'6" (4.47m" x 3.20m")

Radiator.

### Dining Kitchen

18'0" x 11'9" (5.49m" x 3.58m")

Modern fitted kitchen having a range of wall and base units incorporating quartz worktop, stainless steel sink unit, oven, integrated microwave & hob with extractor, integrated wine cooler and radiator.

### Utility

5'7" x 5'6" (1.70m" x 1.68m")

Plumbing for auto washer.

### First Floor Landing

### Bedroom One

11'4" x 11'0" (3.45m" x 3.35m")

Radiator.

### Bedroom Two

9'2" x 7'9" (2.79m" x 2.36m")

Radiator.

### Bedroom Three

8'5" x 8'0" (2.57m" x 2.44m")

Radiator.

### Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

### Exterior

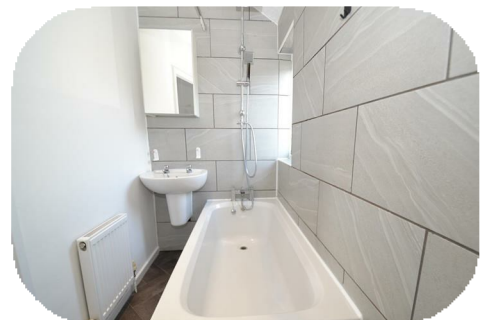
Enclosed lawn and patio garden to rear.

### Council Tax Band

A

### Tenure

FREEHOLD



**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 |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

