



Alexandra Street, Queensbury

£140,000

- * MID TOWN HOUSE * TWO BEDROOMS * CLOSE TO AMENITIES *
- * ENCLOSED REAR GARDEN * ALLOCATED PARKING * IDEAL FTB *

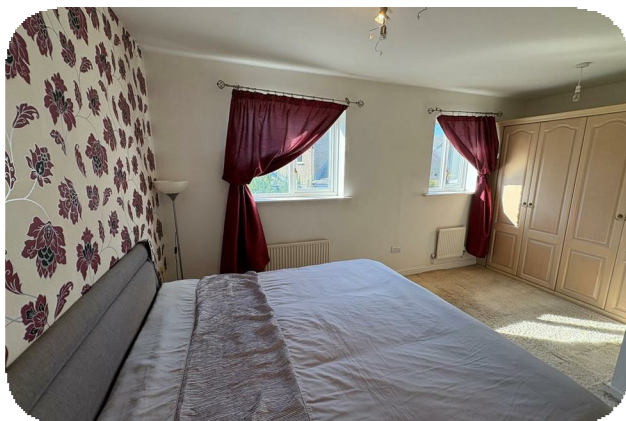
Well presented two bedroom (originally three) mid town house situated in the heart of Queensbury village which boasts amenities, shops and local schools.

The property would be of particular interest to a FTB/investor/young family.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, two first floor bedrooms (master bedroom having a shower room) and house bathroom.

To the outside there is an enclosed garden to the rear, together with allocated parking to the front.





Entrance Vestibule

With radiator and useful storage.

Kitchen

8'7" x 5'4" (2.62m x 1.63m)

Fitted kitchen having a range of wall and base units incorporating sink unit, plumbing for auto washer, cooker, radiator and double glazed window.

Lounge

13'5" x 12'2" (4.09m x 3.71m)

With living flame gas fire in fireplace surround, radiator, patio doors to rear.

First Floor

Bedroom One

16'2" x 10'4" (4.93m x 3.15m)

With radiator, double glazed window and wardrobe. En-Suite;

En Suite Shower Room

Two piece suite comprising shower cubicle, pedestal wash basin.

Bedroom Two

8' x 8'8" (2.44m x 2.64m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a low maintenance garden to the rear and off-road parking.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Granby St, turn left onto Alexandra St and the property will be seen displayed via our For Sale board.

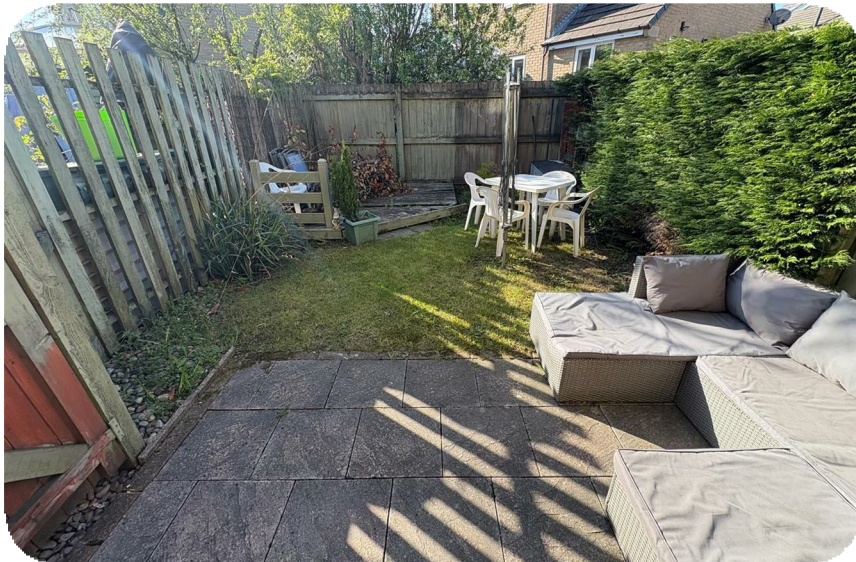
TENURE

FREEHOLD

Council Tax Band

C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		

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.

