



Weston Avenue, Queensbury, Offers Over £190,000

**** THREE BEDROOMS ** SEMI DETACHED ** DINING KITCHEN ** PADDOCK ** DRIVEWAY ** GARAGE ****

This three bedroom semi detached property would make an ideal purchase for a number of buyers.

Boasting a dining kitchen, GCH, DG and a generous garden to the rear (currently used as a paddock).

Situated on the outskirts of Queensbury Village which boasts amenities, shops and both first and secondary schools.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and a rear porch. There are three first floor bedrooms a shower room.

To the outside there are gardens to both front and rear with the benefit of a further paddock which extends beyond the garden area. A shared driveway provides off street parking and leads to a single garage.



Entrance Vestibule

Lounge

12'3" x 11'1" (3.73m x 3.38m)

With electric fire in fireplace surround, radiator, double glazed window.

Dining Kitchen

16'1" x 15'3" max (4.90m x 4.65m max)

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

Rear Porch

Useful storage.

First Floor

With double glazed window. Access to loft.

Bedroom One

12'9" x 8'3" (3.89m x 2.51m)

With sliding door wardrobes, radiator and double glazed window.

Bedroom Two

9'2" x 9'9" (2.79m x 2.97m)

With radiator and double glazed window.

Bedroom Three

6'11" x 9' (2.11m x 2.74m)

With radiator and double glazed window.

Shower Room

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

Exterior

To the outside there are gardens to both front and rear with the benefit of a further paddock which extends beyond the garden area. A shared driveway provides off street parking and leads to a single garage.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Fleet Ln, left onto Weston Ave and the property will be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

B



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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