



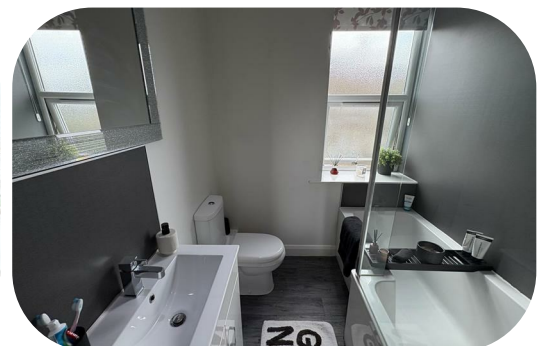
Ford Hill, Queensbury,

£145,000

* END TERRACE * TWO DOUBLE BEDROOMS * MODERN KITCHEN & BATHROOM *
* ALLOCATED PARKING * CLOSE TO AMENITIES *

This deceptively spacious double fronted property offers superbly presented accommodation throughout. The two double bedroom home is within easy reach of Queensbury village which boasts amenities, shops and local schools. Benefits from a modern fitted kitchen, house bathroom and parking to the rear. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is an allocated parking space to the rear.



Entrance Vestibule

Dining Kitchen

15'3" x 13'3" (4.65m x 4.04m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, breakfast bar.

Cellar

Useful storage.

Lounge

14'2" x 15'2" (4.32m x 4.62m)
With radiator and two double glazed windows.

First Floor

Bedroom One

15'7" x 14'4" (4.75m x 4.37m)
With radiator and two double glazed windows.

Bedroom Two

9'8" x 15'2" (2.95m x 4.62m)
With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is an allocated parking space to the rear.

Directions

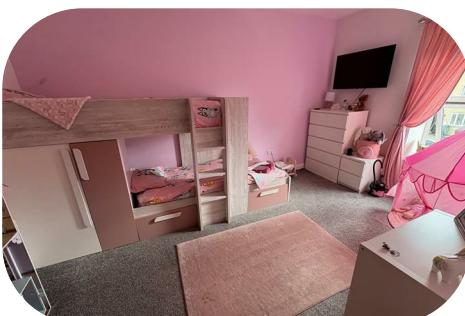
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.5 miles and the property will be seen on the right displayed via our For Sale board.

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		86	(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

