



Weston Avenue, Queensbury, Offers In Excess Of £200,000

* SEMI DETACHED * THREE BEDROOMS * IDEAL FOR FTB/YOUNG FAMILY * GARDENS & PARKING *
** MODERN KITCHEN & BATHROOM ** EXCELLENT CONDITION THROUGHOUT **

Attention FTBs/Young Families!! This immaculately presented three bedroom semi detached property offers 'ready to move into' accommodation.

Situated on the outskirts of Queensbury village which boasts amenities, shops and a choice of first and secondary schools.

The property benefits from a modern fitted kitchen, house bathroom and a modern garden outhouse/office.

Briefly comprising entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a well maintained garden to the rear with a modern garden office/outhouse. A driveway provides off street parking.



Entrance

Radiator.

Lounge

12'2" x 11'1" (3.71m" x 3.38m")

Radiator.

Dining Kitchen

15'6" x 10'0" (4.72m" x 3.05m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splash back, oven & hob with extractor, integrated washing machine, radiator and french door leading to rear.

First Floor Landing

Loft access.

Bedroom One

12'2" x 9'3" (3.71m" x 2.82m")

Radiator and useful storage.

Bedroom Two

9'9" x 9'0" (2.97m" x 2.74m")

Radiator and useful storage.

Bedroom Three

9'2" x 6'0" (2.79m" x 1.83m")

Built in sliding cupboard and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit, tiled walls and radiator.

Exterior

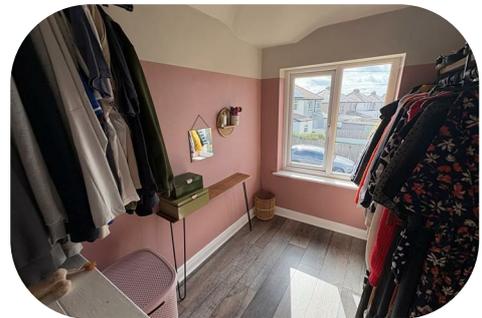
Driveway to side providing off street parking, together with a well maintained decked, lawn and well stocked garden to rear, benefiting from a modern outhouse/office.

Council Tax Band

C

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 ₂) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
		68			79
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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