



Cambridge Street, Queensbury,

£175,000

**** END TERRACE ** THREE DOUBLE BEDROOMS ** WELL PRESENTED ** OVER THREE FLOORS **
** MODERN KITCHEN ** GARDENS, PARKING & DRIVEWAY ** IDEAL FOR FTB/YOUNG FAMILY ****

This three double bedroom end terrace property offers deceptively spacious and well-presented accommodation arranged over three floors.

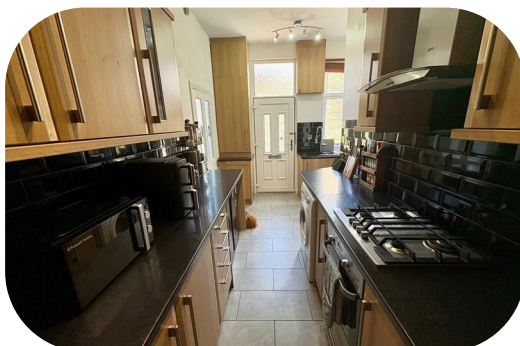
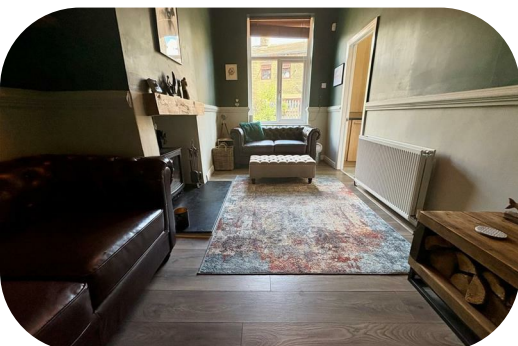
Benefitting from a modern fitted kitchen and a stylish four-piece family bathroom and contemporary living accommodation.

The property would appeal to a number of buyers and is ideally located on the outskirts of Queensbury Village.

Briefly comprises a modern kitchen, lounge, cellar, first-floor bedroom and house bathroom, with two further bedrooms located on the second floor.

Externally, there is a low-maintenance garden to the front, providing a driveway leading to an attached garage.

This appealing home would make an ideal purchase for a variety of buyers.



Entrance

Lounge

15'8" x 9'0" (4.78m" x 2.74m")
Wood burning stove and radiator.

Kitchen

15'3" x 9'8" (4.65m" x 2.95m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, oven & hob with extractor, integrated dishwasher and radiator.

Cellar

Useful storage.

First Floor Landing

Bedroom One

15'7" x 10'6" (4.75m" x 3.20m")
Built in wardrobes and radiator.

Bathroom

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

Attic Bedroom Two

15'7" x 8'4" (4.75m" x 2.54m")
Radiator.

Bedroom Three

12'6" x 8'9" (3.81m" x 2.67m")
Radiator.

Exterior

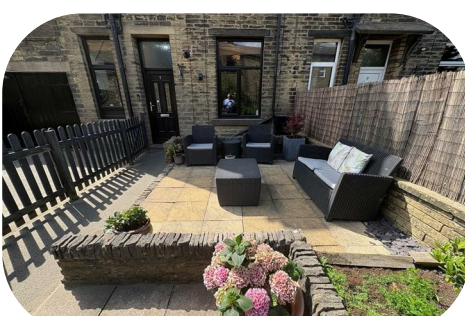
Low maintenance patio garden with attractive borders and a driveway leading to an attached garage.

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 ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		

