



West End, Queensbury,

£165,000

**** EXTENDED COTTAGE ** TWO BEDROOMS ** WELL PRESENTED THROUGHOUT **
** HEART OF QUEENSBURY VILLAGE ** LANDSCAPED GARDENS ****

Nestled in the heart of Queensbury, this charming and deceptively spacious two-bedroom cottage offers a wonderfully homely feel throughout. Beautifully presented and complemented by a thoughtfully landscaped rear garden, the property is ideally positioned for well-regarded local schools, making it a fantastic choice for a first-time buyer or young couple.

Inside, the home features a welcoming vestibule leading into a cosy lounge, along with a modern dining kitchen that provides an ideal space for everyday living and entertaining. The first floor hosts two bedrooms and a contemporary house bathroom. With gas central heating and double glazing, the property is ready to move straight into.

Externally, the cottage enjoys a delightful rear garden with a lawned area and patio—perfect for relaxing or outdoor dining—alongside an additional patio garden to the front, adding to its kerb appeal.

A lovely home in a sought-after location, offering comfort, convenience and character in equal measure.



Entrance

Radiator.

Lounge

16'4" x 13'8" (4.98m" x 4.17m")

Electric fire with feature fireplace surrounds and radiator.

Dining Kitchen

15'1" x 9'1" (4.60m" x 2.77m")

Cream fitted kitchen having a range of wall and base units incorporating sink unit, oven & hob with extractor, plumbing for auto washer and radiator.

Cellar

Useful storage.

First Floor Landing

Bedroom One

11'1" x 9'8" (3.38m" x 2.95m")

Radiator.

Bedroom Two

11'2" x 6'9" (3.40m" x 2.06m")

Radiator.

Bathroom

Modern three piece suite comprising P shaped bath, low flush wc, pedestal wash basin and radiator.

Exterior

Landscaped enclosed garden to rear with lawn, decking and useful storage shed.

Council Tax Band

B

Tenure

FREEHOLD



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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 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		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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