Sugdens
Sales & Lettings



Scarlet Heights, Queensbury,

£125,000

* COTTAGE * TWO BEDROOMS * MODERN KITCHEN & BATHROOM * NEW FLOORING THROUGHOUT *
* CLOSE TO AMENITIES * GARDEN * FAR REACHING VIEWS *
This IMMACULATELY PRESENTED home would make an excellent purchase for a number of buyers and is within walking distance of Queensbury village and amenities.
Excellent opportunity for a FTB/Young Couple/Investor!!
Having a modern fitted kitchen, house bathroom, gas central heating and double glazing.
The accommodation briefly comprises open plan lounge/kitchen, two first floor bedrooms and shower room.
To the outside there is a low maintenance garden with far reaching views.







Entrance Vestibule
With radiator.

Open Plan Lounge/Kitchen
Kitchen Area is fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, complementary work surfaces, integrated fridge, washing machine, oven, hob and cooker hood.
The Living Area has a living flame gas fire in tiled hearth, radiator. Enjoys far-reaching views.



First Floor

Bedroom One
10'10" x 10'8" (3.30m x 3.25m)
With radiator. Enjoys far-reaching views.



Bedroom Two
11'5" x 5'10" (3.48m x 1.78m)
With radiator.

Bathroom
Modern three piece suite comprising panelled bath with shower and glass screen over, low suite wc, pedestal wash basin, tiled walls and radiator.



Exterior
To the outside there is a paved yard to the front enjoying far-reaching views.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.4 miles and Scarlet Heights will be found where the property is displayed via our For Sale board.

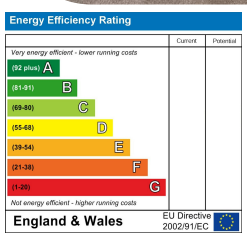


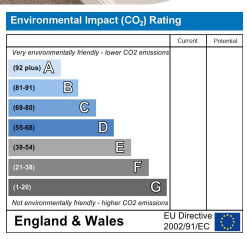
TENURE
FREEHOLD

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.





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