



Weavers Court, Queensbury,

£199,950

* TOWN HOUSE * THREE BEDROOMS * QUIET CUL-DE-SAC * MODERN KITCHEN *
* TWO BATH/SHOWER ROOMS * READY TO MOVE INTO * GARDEN * PARKING *

Ideally located on this small and quiet cul-de-sac location, is this deceptive three bedroom town house property.

The deceptively spacious well presented home offers ready to move into accommodation.

Benefits from a 17'1 modern fitted kitchen, en-suite and off street parking.

The property is within easy reach of rural walks and first and secondary schools.



Entrance Hall

With radiator.

Lounge

17'1" x 15'2" (5.21m x 4.62m)

With a living flame gas fire in fireplace surround, radiator, two double glazed windows.

Dining Kitchen

16'11" x 9'7" (5.16m x 2.92m)

Modern fitted kitchen having a range of white wall and base units incorporating sink unit, complementary work surfaces, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, radiator, double glazed window and upvc door to rear.

First Floor

Bedroom One

12'4" x 11'5" (3.76m x 3.48m)

With radiator, double glazed window, built in wardrobe hanging space. En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

12'5" x 11'7" max (3.78m x 3.53m max)

With radiator and double glazed window.

Bedroom Three

6'8" x 6'4" (2.03m x 1.93m)

With radiator and double glazed window.

Bathroom

White three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, radiator, double glazed window.

Exterior

To the outside there is off-road parking for two cars to the front, paved garden to the rear with artificial lawned area.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644, left onto Weavers Ct, turn left to stay on Weavers Ct and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(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		

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