Sugdens
Sales & Lettings

High Street Place, Queensbury,

£79,950

* * * ATTENTION INVESTORS/FTBs!!! * * *
* TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES *
Situated in the heart of Queensbury Village and within walking distance of amenities, shops and local schools, is this two bedroom terrace property.
Benefits from gas central heating and double glazing.
The accommodation briefly comprises entrance vestibule, lounge, kitchen, two first floor bedrooms and a house bathroom.
VIEWING ESSENTIAL!

Entrance
With radiator.

Lounge
15'11" x 8'11" (4.85m x 2.72m)
With radiator.

Kitchen
8'1" x 4'11" (2.46m x 1.50m)
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator.

First Floor Landing

Bedroom Two
6'1" x 8'2" (1.85m x 2.49m)
With radiator.

Bedroom One
8'4" x 8' (2.54m x 2.44m)
With built in wardrobes and radiator.

Bathroom
White three piece suite comprising panelled bath, pedestal wash basin, low suite wc, part tiled walls and radiator.

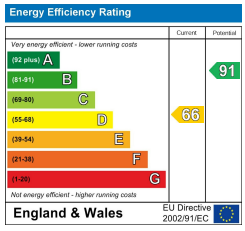
Exterior
To the outside there is a shared courtyard.

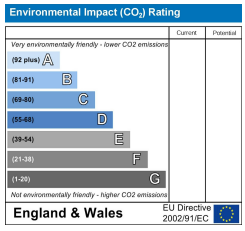
Directions
From Queensbury office proceed head west on High St/A647 towards Gothic St Turn left onto High St Place where the property will be seen displayed via our For Sale board.

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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