



## Park Grove, Queensbury,

£139,995

**\*\* MID TERRACE \*\* TWO BEDROOMS \*\* IDEAL FOR FTB/INVESTOR/YOUNG COUPLE \*\***

**\*\* MODERN KITCHEN \*\* READY TO MOVE INTO \*\* FRONT GARDEN \*\***

Situated in the desirable village of Queensbury, is this well presented two bedroom through-by-light terrace.

This property would make an ideal purchase for a FTB/Young Couple Investor.

Having been modernised by the current owners to offer 'ready to move into accommodation'.

Benefits from a modern fitted kitchen, triple glazing, GCH and a garden to the front.

The accommodation briefly comprises open plan lounge/modern kitchen, cellar, two first floor bedrooms and a white house bathroom.

To the outside there is a pleasant garden to the front.



## Open Plan Lounge / Kitchen

15'7" x 15'7" (4.75m" x 4.75m")

Coal effect gas fire with feature fireplace surround and radiator.

## Kitchen

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob, plumbing for auto washer and tiled floor.

## Cellar

Useful storage.

## First Floor landing

Radiator.

## Bedroom One

9'8" x 9'3" (2.95m" x 2.82m")

Radiator.

## Bedroom Two

10'3" x 6'5" (3.12m" x 1.96m")

Radiator.

## Bathroom

Three piece suite comprising panel bath with thermostat shower over & screen, low flush wc, pedestal wash basin and radiator.

## Exterior

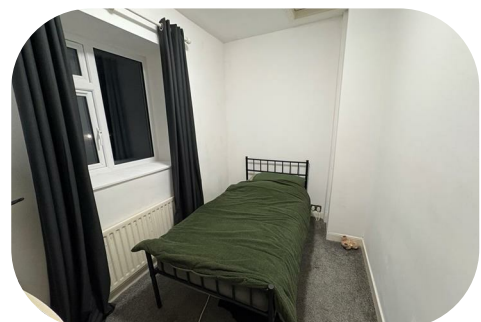
Garden to front.

## Tenure

FREEHOLD.

## Council Tax Band

A



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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