



**Highgate Road, Queensbury,**

**£120,000**

**\*\*GRADE II LISTED COTTAGE\*\*TWO BEDROOMS\*\*MODERN  
KITCHEN/BATHROOM\*\*LANDSCAPED\*\*GARDENS\*\*PARKING FOR TWO CARS\*\***

A unique opportunity has arisen to purchase this DELIGHTFUL Two bedroom Stone built Cottage.

FORMERLY TWO PROPERTIES that have been converted into a wonderful characterful home.

MODERNISED throughout yet retaining MANY ORIGINAL FEATURES. Benefits from Hardwood double glazing, gas central heating and alarm system. The accommodation comprises: Entrance Porch, lounge, study and a lovely modern fitted dining kitchen. Two first floor bedrooms and a modern white house bathroom.

Ample parking and LANDSCAPED GARDENS.





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Entrance

Lounge

17'8" x 15'9" (5.38m x 4.80m )  
Coal effect Stove set in stone feature fireplace, wood floor, two gas central heating radiator and French door to the rear garden.

Dining Kitchen

16'6" x 15'8" (5.03m x 4.78m )  
Modern Ivory wall and base units, laminate sink unit, gas hob and electric oven, integrated fridge freezer and dishwasher, part tiled, solid wood flooring, gas central heating radiator.

Study

6'2" x 6'3" (1.88m x 1.91m )

Landing

Bedroom One

10'6" x 9'6" (3.20m x 2.90m )  
With gas central heating radiator.

Bedroom Two

10'1" x 5'10" (3.07m x 1.78m )  
With gas central heating radiator.

Bathroom

With three piece suite comprising: Panelled bath, low flush wc, pedestal basin. tiled walls.

Exterior

Parking to the front enclosed landscape garden to the rear.

DISCLAIMER

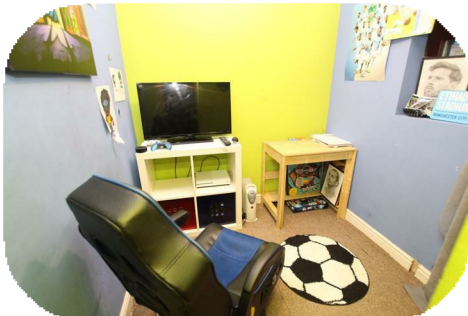
Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Directions

From queensbury office proceed up the high street and look for a left hand turning into Highgate Road, where the property will be distinguishable by our for sale sign.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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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