



# Davies Properties



28 Vernon Place

Queensbury, BD13 2DN

Offers In The Region Of £135,000



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A charming and characterful cottage, ideally positioned within this ever-popular residential area of Queensbury. The property offers well-presented accommodation arranged over two floors, comprising a welcoming lounge and fitted kitchen to the ground floor, together with two bedrooms and a modern bathroom to the first floor.

The home benefits from gas-fired central heating and uPVC double glazing throughout, ensuring both comfort and efficiency. Externally, there is an attractive lawned garden to the front, providing a pleasant outdoor space.

This delightful property retains a wealth of period charm, including exposed ceiling beams and an inglenook-style fireplace, which add to its warmth and appeal. Offering versatile living, it will no doubt attract a wide range of purchasers, from first-time buyers seeking their ideal starter home to investors looking for a characterful addition to their portfolio.

## GROUND FLOOR

### Entrance Hall

5'2" x 4'11" (1.57m x 1.50m)

A uPVC front door provides access to the property, where a hallway with laminate flooring and stairs rising to the first floor creates a welcoming entrance.

### Living Room

14'11" x 11'6" (4.55m x 3.51m)

Featuring a uPVC double glazed window to the front, central heating radiator, and a log burner set within an inglenook style fireplace with beam lintel, complemented by exposed ceiling beams.

### Kitchen

16'10" x 5'8" (5.13m x 1.73m)

The kitchen is fitted with a range of matching wall and base units with work surfaces and tiled splash-backs, incorporating a stainless steel sink, single electric oven with gas hob and extractor hood, integrated fridge/freezer and dishwasher, together with plumbing for a washing machine. A uPVC double glazed window overlooks the rear elevation, and there is a useful storage area beneath the stairs.

## SECOND FLOOR

### Landing

Including a central heating radiator and practical storage cupboards which house the combi boiler.

### Bedroom 1

9'11" x 12'3" (3.02m x 3.73m)

Featuring a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

7'5" x 14'1" (2.26m x 4.29m)

Featuring a uPVC double glazed window to the front elevation, a central heating radiator, and a loft access hatch.

### Bathroom

6'5" x 5'1" (1.96m x 1.55m)

The bathroom is fitted with a white three-piece suite, including a panelled bath with electric shower over, pedestal wash basin, and WC, complemented by a chrome heated towel rail and a uPVC double glazed window to the rear elevation.

## EXTERIOR

The garden is predominantly laid to lawn and complemented by mature shrubs.

## ADDITIONAL INFORMATION

- ~ Council Tax Band: A
- ~ Tenure: Freehold
- ~ Parking: on-street, no permit required
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



## Hybrid Map



## Terrain Map



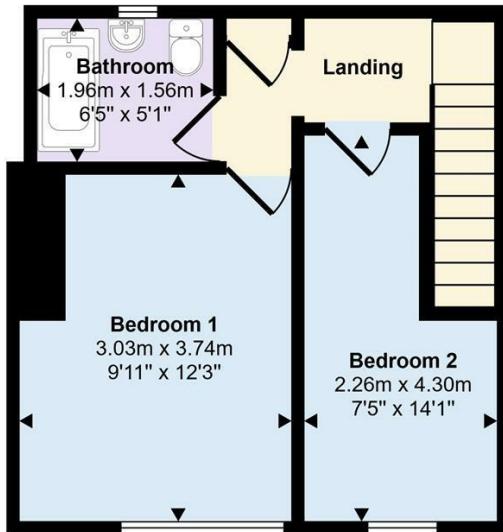
## Floor Plan

Approx Gross Internal Area  
57 sq m / 614 sq ft



### Ground Floor

Approx 28 sq m / 301 sq ft



### First Floor

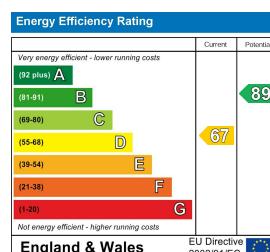
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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