

2 Queens Drive

Sedbergh, Cumbria, LA10 5DP



Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



2, Queens Drive

Sedbergh, Cumbria, LA10 5DP

A desirable detached bungalow in a sought after location in the Town.

2 Queens Drive is positioned on a corner plot on the entrance to the cul de sac affording a large wrap around garden, detached garage and wonderful fell views.

The grounds are well maintained, comprising of a large mature front lawn with plant border and apple tree, rear patio with greenhouse, concrete garden store and side lawn.

There is a private drive providing parking for up to 4 cars.

Internally Queens Drive offers spacious accommodation. The front door leads into an inner hall with access doors to all principle rooms.

The lounge/dining room is a large room with gas fireplace and a large recessed window overlooking the garden and fells in front.

The kitchen is accessed via the lounge/dining room or the inner hall. The kitchen comprises of wall and base units, sink 1/2 with drainer, fitted oven, 4 ring gas hob and integral dishwasher. There is also recess for a fridge/freezer and plumbing for a washing machine. There is a fitted breakfast counter and two storage cupboards, one housing the water tank.

A door leads from the kitchen to a rear store and door to the rear garden.

The bathroom comprises of a three piece suite in white with W.C, wash hand basin and bath with shower over.

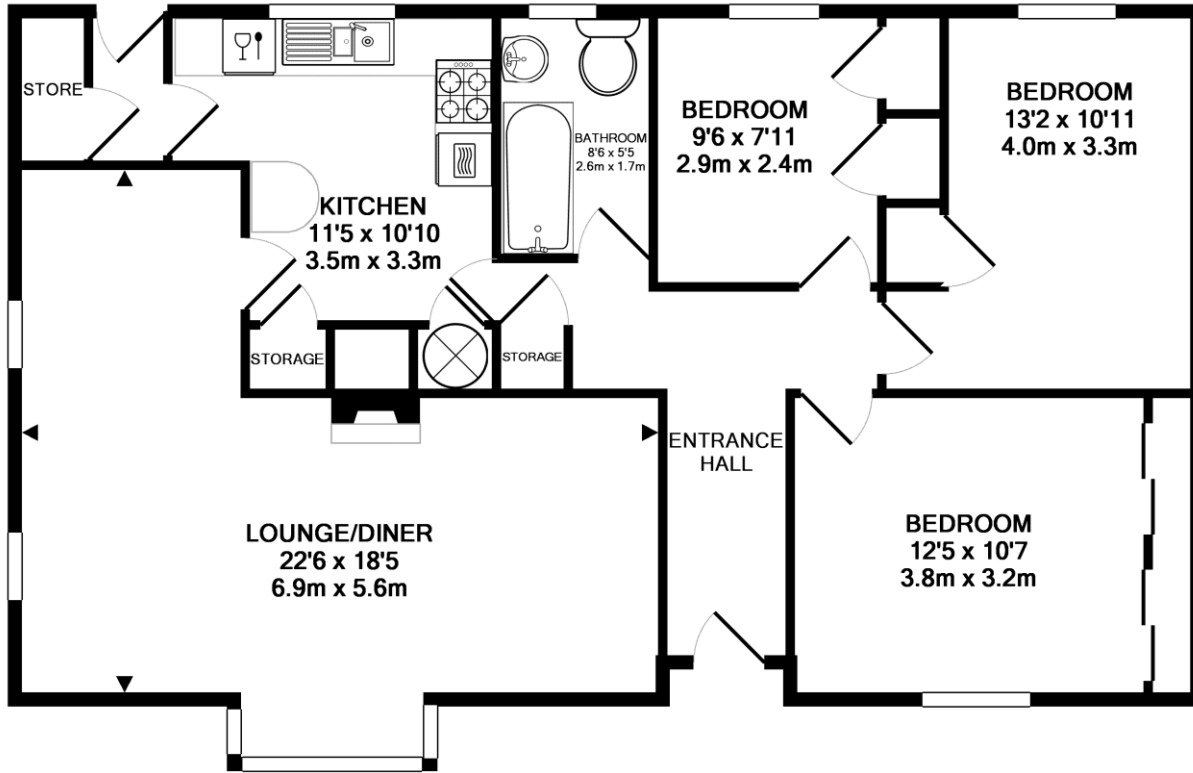
One double bedroom and one single bedroom are located to the rear of the house both benefiting from storage cupboards.

The front bedroom is another double room with large fitted wardrobes to one wall with sliding mirror doors.

This is a great property with many benefiting features.

Offers Around £250,000





TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains gas central heating, mains electric, water and drainage.

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band D.

DIRECTIONS

From Junction 37 of the M6, follow the A684 to Sedbergh. Upon entering the Town, you will pass 'Closes' petrol garage on the right hand side. The next right hand turning is for 'Queens Drive' Number 2 is the first house on the right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		67	(55-68) D
(39-54) E	48		(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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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