

## 8 Orchard Villas, Newry, Co. Down, BT34 2RA



**Guide Price £139,000**

## Two Bedroom Semi-Detached Home with Generous Gardens

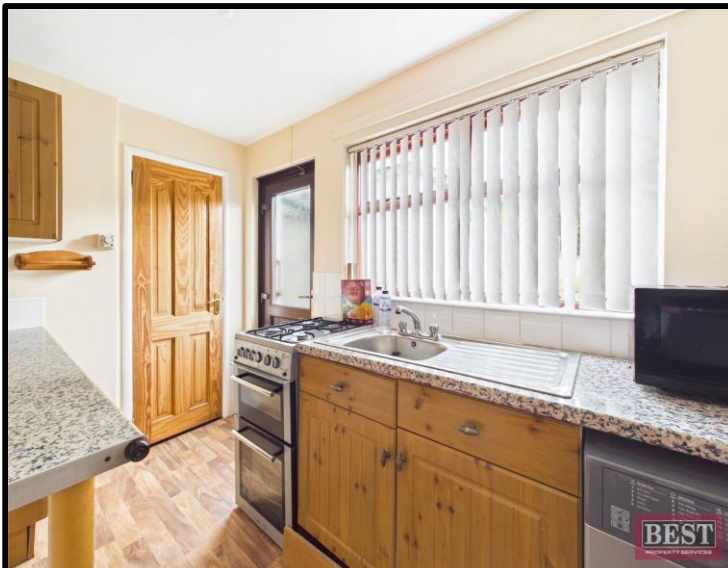
NEW TO THE MARKET is this well-proportioned two-bedroom semi-detached home, offering spacious accommodation arranged over two levels and complemented by generous gardens to both the front and rear.

The property briefly comprises an entrance hall, comfortable lounge, kitchen and family bathroom at entrance level. To the first floor are two well-sized bedrooms and a separate shower room.

Externally, the property benefits from front and rear gardens. To the rear there is also a useful store and boiler house.

The property further benefits from oil-fired central heating and single glazing.

- TWO BEDROOM SEMI DETACHED HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen, Family Bathroom.
- First Level Accommodation: Two Bedrooms, Shower Room.
- Oil Fired Central Heating. Single Glazing.
- Store and boiler house to the rear.
- Gardens to the front and rear.





# Floorplan



Floor 1



Floor 2



Approximate total area<sup>m</sup>  
650 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

## **Energy Performance Certificate**

TBC

### **Viewing:**

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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