

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Bellevue Place, Ballyclare,
County Antrim, BT39 9AT

Asking Price: £95,000

 Reeds Rains

reedsrains.co.uk

30 Bellevue Place, Ballyclare, County Antrim, BT39 9AT

Asking Price: £95,000

EPC Rating: E

Viewing Strictly By Appointment!

Description

Located within walking distance to Ballyclare Town Centre this three bed mid terraced is sure to appeal to first time buyers and buy to let investors alike. The property itself comprises lounge, kitchen, three bedrooms and bathroom. Further features include oil fired central heating and double glazing. Enclosed garden to the rear. EPC rating is E50.

Entrance Hall

Lounge

19'5" x 9'10" (5.92m x 3m)

Spacious lounge with front and rear aspect windows. Feature cast iron fire place. Laminate flooring.

Kitchen

9'10" x 7'3" (3m x 2.2m)

Range of high and low level units. Stainless steel drainer unit and sink. Tiled splashback areas. Access to rear garden.

Stairs To First Floor

Bedroom One

12'1" x 7'5" (3.68m x 2.26m)

Double bedroom.

Bedroom Two

11'8" x 9'1" (3.56m x 2.77m)

Double bedroom.

Bedroom Three

8'10" x 7'5" (2.7m x 2.26m)

Built in storage cupboard.

Bathroom

Three piece white bathroom suite. Tiled splashback areas.

Externally

Enclosed Rear Garden

Paved patio to the rear

AML CHECKS

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 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

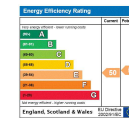
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.