


31 Marquis Street, Newtownards,
County Down, BT23 4DX

Asking Price: £135,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Viewing by Appointment

Description

Reeds Rains are delighted to present for sale this immaculately presented mid terrace property located in Newtownards town centre. The home is ideally positioned and will appeal to an array of purchasers from first time buyers to investors looking for a healthy return. Internally the property comprises on the ground floor of an entrance hall, large living / dining room and kitchen. On the first floor there are four well proportioned bedrooms and a main family bathroom. To the rear there is an enclosed yard and a professional landscaped garden ideal for summer entertaining. The property is further enhanced with gas fired central heating and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

PVC front door. Tiled floor.

Living / Dining Room

22' x 13' (max) (6.7m x 3.96m (max))
Laminate floor. Feature wall hung electric fire.
Door leading to:

Kitchen

12'9" x 7'6" (3.89m x 2.29m)
Modern fitted kitchen with a range of high and low level units and laminate work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer tap. Electric single oven, 4 ring gas hob and stainless steel extractor fan. Tiled floor and part tiled walls. PVC door to rear.

FIRST FLOOR

Landing

Bedroom 1

14'3" x 10'7" (4.34m x 3.23m)

Bedroom 2

10'10" x 8'8" (3.3m x 2.64m)

Bedroom 3

10'6" x 7'11" (3.2m x 2.41m)

Bedroom 4

11' x 7'10" (3.35m x 2.4m)

Bathroom

8'9" x 7'2" (2.67m x 2.18m)
White suite comprising low flush WC, pedestal wash hand basin, panel bath and enclosed shower cubicle. Tiled floor and part tiled walls. Extractor fan.

Outbuilding

Gas boiler. Plumbed for washing machine.

Outside

Enclosed yard to and professionally landscaped Garden to rear. Feature patio area and summer house, ideal for summer entertaining. Entry way for bins access.

Heating Type

Gas fired central heating.

Glazing Type

Double glazing.

Customer Due Diligence

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/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

For full EPC please contact the branch.

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.

