



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Victoria Road,
Sydenham,
Belfast,
County Antrim, BT4

Guide Price: £145,000

 **Reeds Rains**

reedsrains.co.uk

16 Victoria Road, Sydenham, Belfast, County Antrim, BT4

Guide Price: £145,000

EPC Rating: D

A charming red brick mid terrace property positioned within a very popular & sought after residential location.

Internally offers very well-presented and easy to maintain accommodation throughout, with the added benefit of a enclosed patio garden to rear.

Local shops, parks, regular public transport links via bus & rail are all within walking distance whilst Belfast City Centre is easily accessible for the city commuter.

In addition, both Belmont & Ballyhackamore Villages, Tesco Superstore at Knocknagoney and Holywood Exchange & Reail Park are only some of the many noteworthy attractions close to hand.

A fantastic opportunity, particularly for those seeking their first step onto the property ladder. Early viewing is advised.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge

12'2" x 9'6" (3.7m x 2.9m)

Laminated wooden flooring. Double doors to...

Modern Fitted Kitchen Open Plan To Dining Area

16'3" x 14'8" (4.95m x 4.47m)

At widest points. One bowl sink unit with dual mixer tap. Excellent range of high and low level units with woof effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for American fridge / freezer. Partly tiled

walls. Part laminated wooden flooring. Part ceramic tiled flooring. Casual dining area. uPVC door to rear.

First Floor

Bedroom One

9'8" x 8'9" (2.95m x 2.67m)

Bedroom Two

9'4" x 8'8" (2.84m x 2.64m)

Bedroom Three

6'5" x 5'6" (1.96m x 1.68m)

White Suite Comprising

Wooden panelled bath with chrome mixer tap. Triton electric shower unit. Folding shower screen. Pedestal wash hand basin with chrome dual mixer tap. Close coupled dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

Landing

Access to roof space.

Outside

Well tended garden to front in lawn and paved patio area. Enclosed covered courtyard to rear with light and power. Garden area beyond bordered by fencing in lazy lawn and paved patio area. Boiler house with oil fired boiler. uPVC oil tank.

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> ontents

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

For full EPC please contact the branch.

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.