

## 14 Victoria Park , Newtownards, BT23 7EF

Located in a highly sought after location, just off the Bangor Road and convenient to Victoria Primary School, this demi detached home would make an excellent purchase with room to add value through general modernisation. Ceiling prices in the area allow plenty of head room once completed.

The property offers 3 well proportioned bedrooms and a recently modernised bathroom whilst the ground floor boasts a generous lounge/diner, with open fire. The galley kitchen is the area that would most benefit from some upgrading and the property has been priced accordingly.

Heating is oil fired and windows and doors are uPVC double glazed, including the additional sun porch, whilst the gardens are low maintenance with brick paving to the rear and stone beds to the front with mature shrubs.

Offers considered in excess of £159,950 so book a viewing and come and see what you could do with this great home.

**Offers Around £159,950**

## 14 Victoria Park

, Newtownards, BT23 7EF



- Semi detached home
- Kitchen
- Oil fired central heating
- Cul de sac location in sought after area
- 3 bedrooms
- Recently modernised bathroom
- Low maintenance gardens front & rear
- Spacious lounge/diner with open fire
- uPVC double glazing & fascia
- Tarmac driveway

### Entrance

### Porch

8'2x7'3 (2.49mx2.21m)

### Entrance hall

11'8x6 (3.56mx1.83m)

### Lounge/diner

22'10x12 (6.96mx3.66m)

### Kitchen

12'8x7'2 (3.86mx2.18m)

### Landing

### Bathroom

7'6x5'7 (2.29mx1.70m)

### Bedroom 1

11'6x10'9 (3.51mx3.28m)

### Bedroom 2

11x10'9 (3.35mx3.28m)

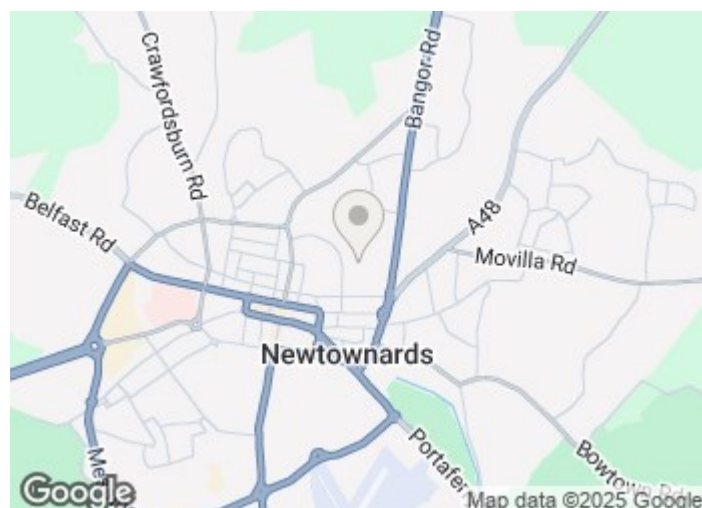
### Bedroom 3

7'6x7'6 (2.29mx2.29m)

### Outside

### Tenure

### Property misdescriptions



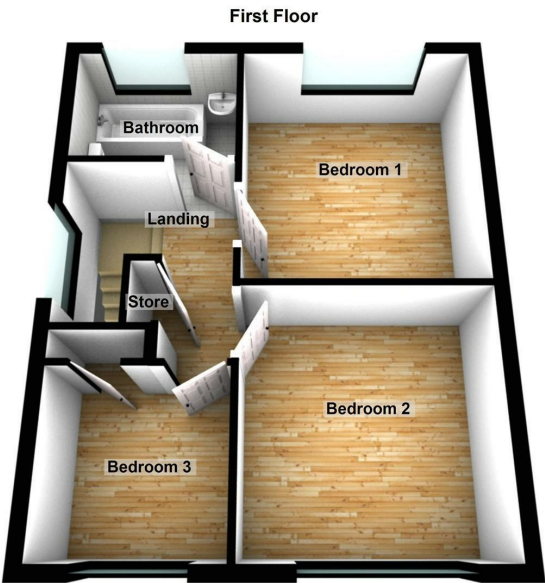
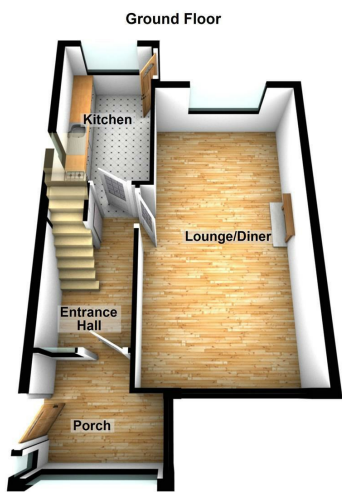
### Directions

Travelling out of Newtownards along Bangor Road turn left into Victoria Road then second left into Victoria Park and number 14 is located on the left.





Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		