

10 Castle Lane Comber, BT23 5EB

Offers around £100,000



VICTORIA
PINKERTON

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Two-Bedroom Semi-Detached Bungalow

Located In The Desirable Area Of Comber

Nestled in the charming area of Comber, this two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to make their mark. The property boasts a well-proportioned reception room with feature fireplace, perfect for relaxing or entertaining guests. The kitchen has a range of high and low level units and provides access to rear garden. The bathroom boasts a panelled bath with overhead gas heated shower. The two bedrooms offer comfortable living spaces, ideal for small families or couples.

One of the standout features of this home is the fully enclosed rear garden, providing a private outdoor space. The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months.

Situated in a convenient location, this residence is within walking distance to Comber town, where you will find a variety of local amenities, including shops, cafes, and schools. This accessibility makes it an ideal choice for those who appreciate the convenience of town living

while still enjoying the tranquillity of a residential area.

The property is priced to allow for modernisation, presenting a fantastic opportunity for buyers to personalise and enhance the home to their taste. Whether you are a first-time buyer or looking to invest, this semi-detached house offers the perfect canvas to create your dream living space. Do not miss the chance to view this property and envision the possibilities it holds.





PROPERTY FEATURES

- Semi-Detached Bungalow Located In The Desirable Area Of Comber
- Spacious Reception Room With Feature Fireplace, Ideal For Relaxing Or Entertaining
- Fitted Kitchen With Access To Rear Garden
- Family Bathroom With Panelled Bath And Shower Above
- Two Well-Sized Bedrooms, Perfect For Couples Or Small Families
- Fully Enclosed Rear Garden Offering A Private Outdoor Space
- Gas-Fired Central Heating And uPVC Double Glazing
- Conveniently Located Within Walking Distance To Comber Town's Local Amenities
- Priced To Allow For Modernisation, Giving Buyers A Chance To Personalise The Space
- Ideal For First-Time Buyers Or Investors, Offering Strong Potential And Value



PROPERTY MEASUREMENTS

Lounge 11'08 max x 14'10 max

Kitchen 12'0" x 9'09

Bathroom 9'10 max x 6'06 max

Bedroom 1 8'04 x 11'06

Bedroom 2 12'10 max x 15'02

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be

Leasehold

Ground Rent - TBC

Rates - Understood To Be

Approximately £906 Per Annum

Directions

Located off Castle Street

Energy Efficiency Rating

The rating for this property is:

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

* For your information: The UK average rating is 'E50'.



WHAT3WORDS: occur.scatters.dividers

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