

2 Catherine Street, Newry, BT35 6JG



Guide Price £85,000

Best Property Services are pleased to welcome to the market this four-bedroom semi-detached property located on Catherine Street, Newry.

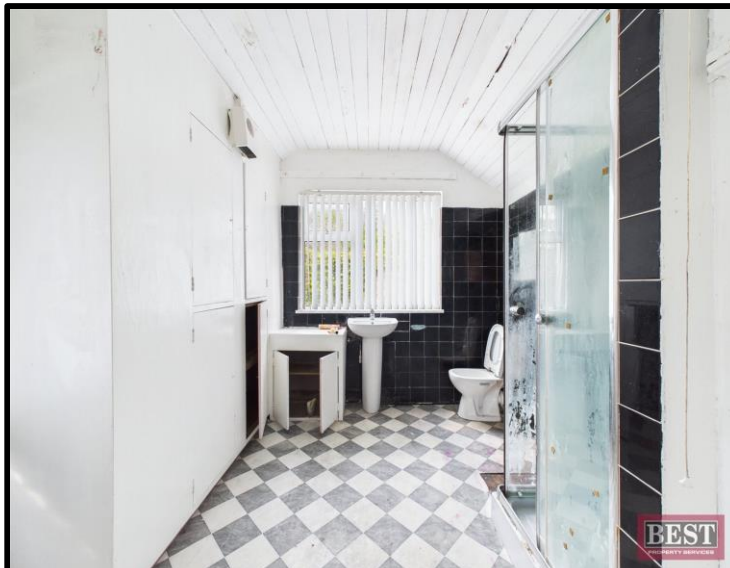
Although requiring modernisation, there is a superb degree of potential to put your own stamp on the property and take advantage of its convenient location, within walking distance of Newry city centre.

Internally, the accommodation comprises two reception rooms and four bedrooms, along with a kitchen and bathroom. Externally, there is an enclosed yard to the rear and on-street parking at the front.

This is a fantastic opportunity for those looking to add value through refurbishment in a highly accessible location.

**** Please note we are inviting interest from cash purchasers only ****

- SEMI-DETACHED HOME LOCATED WITHIN WALKING DISTANCE OF NEWRY CITY CENTRE
- Accommodation comprises: Entrance Hallway, Two Receptions, Kitchen, Four Bedrooms, Bathroom.
- Concrete Yard to the Rear
- On Street Parking at Front`





FLOORPLAN



Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

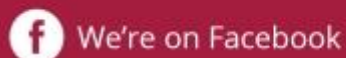
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com