



17 Hobson Park, Portadown, BT62 3QL

£84,950

- Three bedroom end terrace
- Utility room and downstairs w.c.
- Double glazed windows
- Ideal for investors and first time buyers
- Spacious Living Room with feature fireplace
- Three spacious rooms on the first floor
- Oil fired central heating
- Kitchen diner with a range of units
- Three piece bathroom suite
- Fully enclosed rear yard

Hannath

Approximate total area⁽¹⁾
450 ft²
41.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

Utility Room and W.C.

4'11" x 7'10"
1.50 x 2.41 m

Living Room

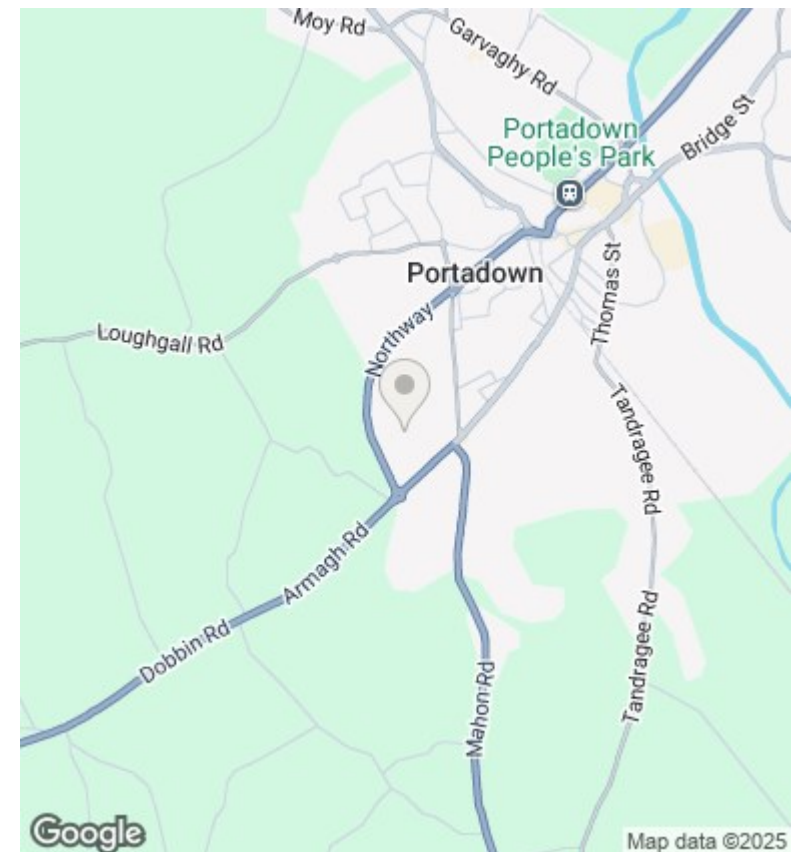
15'11" x 12'1"
4.86 x 3.70 m

Kitchen

14'7" x 7'10"
4.46 x 2.40 m

Hallway

3'8" x 12'10"
1.12 x 3.93 m



Directions

Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

Council Tax Band

Northern Ireland

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC