



## 7 Market Street Court, Tandragee, Craigavon, BT62 2GD

£129,950

- Three bedroom terraced property
- Three well proportioned bedrooms
- Ideal for first time buyers or investors
- Open plan lounge/kitchen/diner
- Four piece bathroom suite
- Early viewings highly recommended
- Downstairs W.C
- Enclosed rear garden

**Hannath**

**Living Room**

13'11" x 12'9"  
4.25 x 3.89 m

**Kitchen / Dining Area**

12'10" x 16'2"  
3.92 x 4.94 m

**Hallway**

4'4" x 4'6"  
1.34 x 1.38 m

**WC**

3'2" x 6'4"  
0.98 x 1.93 m

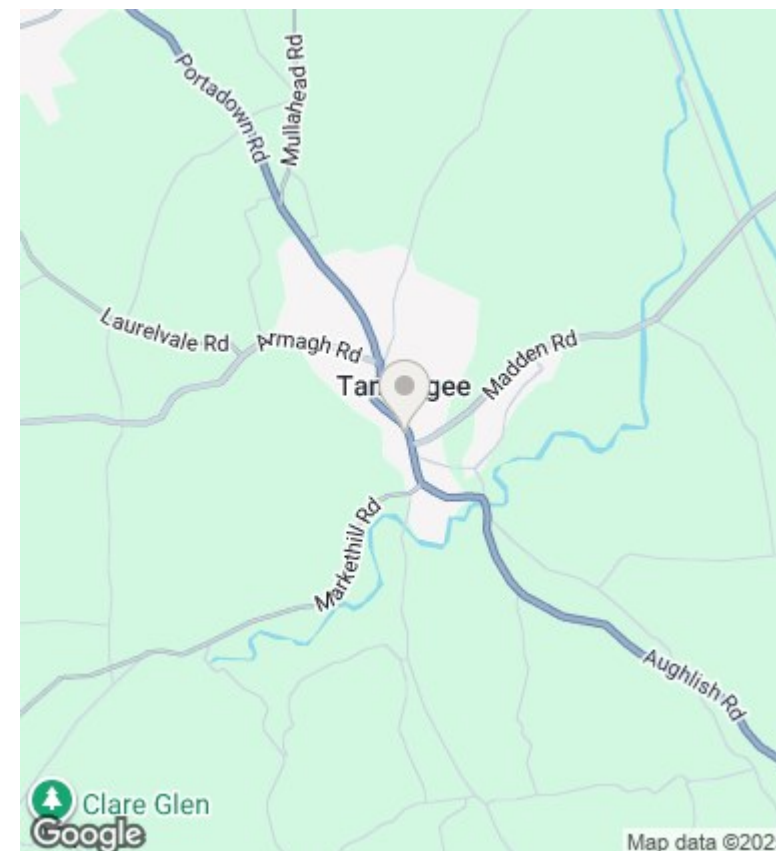
Ground Floor

Approximate total area<sup>(1)</sup>  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

(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



## 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                                   | 66      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |