



## 47 Abbot Court , Newtownards, BT23 8US

### Public Notice

Address: 47 Abbot Court, Newtownards BT23 8US

We are acting in the sale of the above property and have received an offer of 100,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (STC) and no further offers will be accepted while under this status.

Date of Notice: 15/12/205

**Price £100,000**

# 47 Abbot Court

, Newtownards, BT23 8US



- End terrace property
- Kitchen with dining area
- uPVC double glazing
- Please see our website for full details
- 3 bedrooms
- Bathroom with bath & separate shower
- Gardens in lawn to front & enclosed to side & rear
- Lounge
- Ground floor cloakroom
- NB. We are advised that the gas boiler is currently not working and will require repair or replacement.

## Entrance

## Porch

## Lounge

17'8x11 (5.38mx3.35m)

## Kitchen/diner

17'8x11'5 (5.38mx3.48m)

## Rear hallway

## Cloakroom

## Landing

## Bathroom

## Bedroom 1

11'5x9'10 (3.48mx3.00m)

## Bedroom 2

11'6x9'7 (3.51mx2.92m)

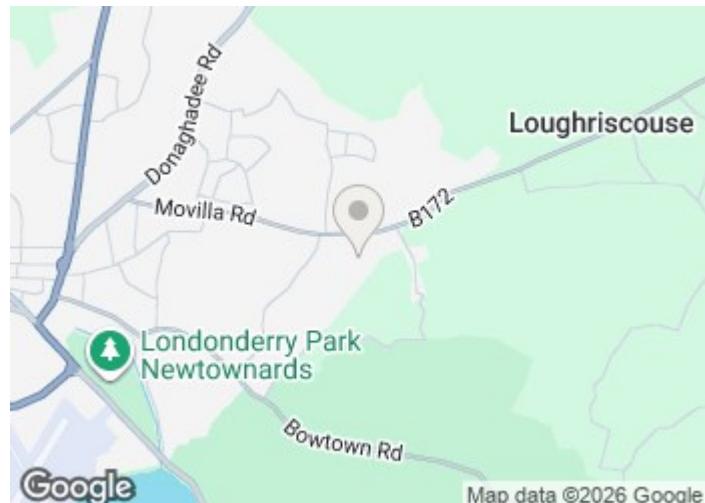
## Bedroom 3

8'6x7 (2.59mx2.13m)

## Outside

## Tenure

## Property misdescriptions



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                   |  | Current                 | Potential               |
|--|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs<br>(92 plus) A |  |                         | 79                      |
| (81-91) B  |  | 66                      |                         |
| (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 | EU Directive 2002/91/EC |

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