

7 Eden Avenue, Jonesborough, BT35 8XP



Offers Over £252,000

New to the market!

This beautifully presented new-build property offers modern living in a convenient location just off the Edenappa Road, Jonesborough. Designed with practicality and comfort in mind, this home provides bright, well-proportioned accommodation throughout.

Upon entering, the tiled entrance hall leads to a spacious living room located to the front of the property, featuring a bay window and laminate flooring.

To the rear, the modern kitchen comprises a range of upper and lower-level units with tiled flooring and appliances including oven and hob, integrated fridge freezer, and dishwasher. The adjoining utility room provides additional storage and space for both a washing machine and tumble dryer. A convenient downstairs WC and under-stair storage cupboard complete the ground floor layout.

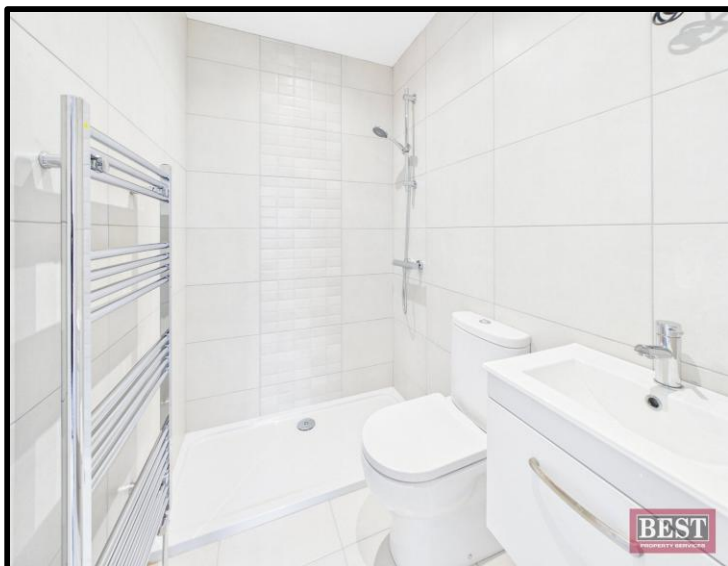
Upstairs, the carpeted landing leads to three bedrooms. The main double bedroom to the front features laminate flooring and an ensuite shower room, which is fully tiled with vanity sink unit, WC and shower. A single bedroom is also located to the front, while a further double bedroom sits to the rear overlooking the back garden. The family bathroom is fully tiled and includes a bath, separate shower, WC, and vanity sink unit. A hotpress and access to the roofspace are also located off the landing.

Externally, the property benefits from a private tarmac driveway with front lawn and gated side access leading to the enclosed rear garden, which is laid in lawn and bordered by timber fencing.

This is an ideal opportunity for first-time buyers or young families seeking a modern home in a popular residential area with great transport links.

- Three Bedroom Semi Detached, New Build Home
- Ground Floor Accommodation: Lounge, Kitchen Dining Area, Utility, Downstairs WC
- First Floor Accommodation: Three bedrooms (one ensuite), Family Bathroom
- Moments from Belfast/Dublin Motorway
- Gardens to front and rear laid in lawn with timber fencing to side and rear boundaries.
- Oil Fired Central Heating. Pvc Double Glazing.
- Off street parking.

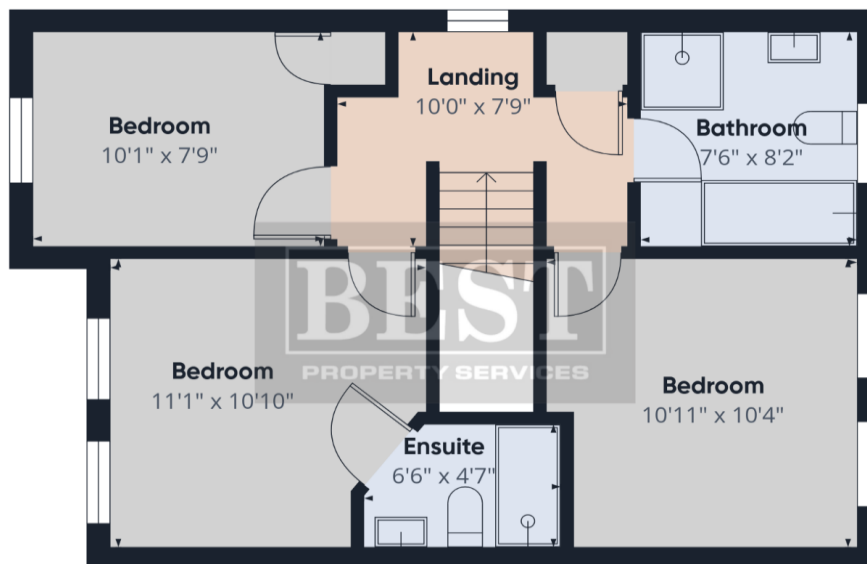




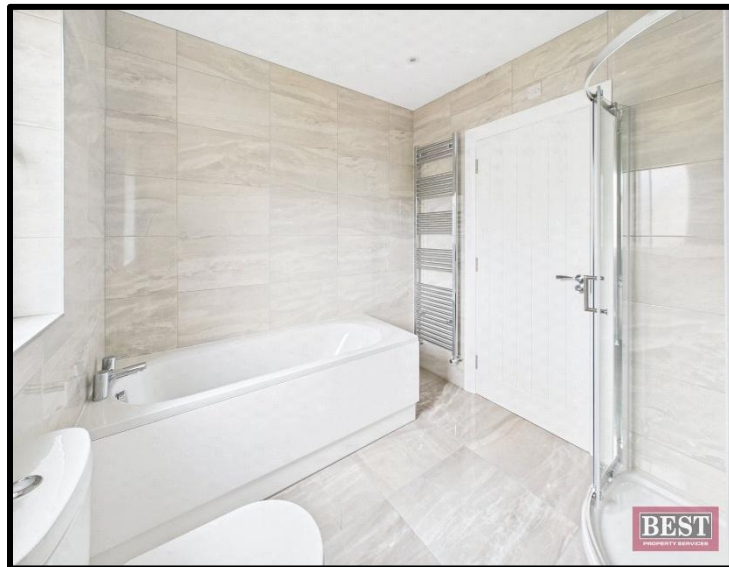
Floorplan



Floor 1



Floor 2



Energy Performance Certificate

Viewing:

By appointment only

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

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.

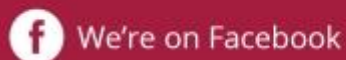
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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