BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

4 James Street, Newry, Co. Down, BT34 2AN

Guide Price £115,000

108 Hill Street, Newry, County Down, BT34 1BT | Tel: 02830266811 WWW.BESTPROPERTYSERVICES.COM

Three Bedroom Mid-Terrace Townhouse – New to the Market

We are delighted to bring to the open market this excellent three-bedroom mid-terrace townhouse. Ideally located in a popular residential area within walking distance of Newry City Centre and all local amenities. The property will appeal to both first-time buyers and investors alike.

The ground floor accommodation comprises of an entrance hall with carpet flooring. The lounge is positioned to the front of the property and features a fireplace with an electric fire inset, along with carpet flooring. To the rear of the property is the kitchen, fitted with a range of upper and lower level units and plumbed for a washing machine. Also located on the ground floor is a wet room which includes a three-piece suite with an electric shower.

On the first floor there are three well-proportioned bedrooms, all finished with carpet flooring. The hot press is also located on this level.

Externally, the property benefits from a gravel front garden. To the rear there is a concrete yard and a boiler house, and separate utility store with timber fencing forming the boundary.

Viewing is strictly by appointment with the Sole Selling Agents.

- THREE BEDROOM MID TERRACE TOWNHOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen, Bathroom.
- First Floor Accommodation: Three Bedrooms
- Double Glazing. Oil Fired Central Heating.
- Gravel garden area to the front.
- Concrete yard to the rear with timber fencing to rear boundary. Boiler House. Utility Store.

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Floorplan

Kitchen
11'10" x 6'11"
Wet Room
5'3" x 7'8"
Hallway
5'11" x 12'1"
Lounge
9'9" x 12'9"
Floor 1
Bedroom
8'7" x 10'9"
Bedroom
8'5" x 7'9"
Landing
6'11" x 2'7"
Bedroom
13'11" x 9'1"
Floor 2
N
W
E
S

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

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Tel: 028 3026 6811
info@bestpropertyservices.com
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