



1 High Street Court Comber, Newtownards, BT23 5QE

"Where else are you going to get a detached home with 5 bedrooms at this price in the Comber area?"

Located close to the town centre, just off High Street, this property is somewhat unique. Having started life as a simple 3 bedroom detached home it was extended many years ago to take the total internal space to approximately 1,600 sq.ft. It now provides 5 good bedrooms, including a master with en-suite shower room, a family bathroom (a lesson in using the correct bathroom paint and using an extractor fan), a spacious lounge/diner with feature multi fuel stove, a generous kitchen with central island plus separate utility room, and a large integral garage. It benefits from uPVC double glazing and oil fired central heating whilst, externally, there is a tarmac parking area to the front, a brick paved driveway to the side & rear (currently fenced) and a large paved garden to the rear with timber decking (in need of repair or replacement).

At first glance it may appear a little daunting but there isn't much here that wouldn't be addressed with some fresh floor coverings and a coat of paint throughout making it excellent value for money.

Grab an appointment for a personal viewing then make us a genuine offer and let's get this home back to the condition that it deserves to be in.

Offers Around £275,000

1 High Street Court

Comber, Newtownards, BT23 5QE



- Extended detached family home of approx. 1,600 sq. ft.
- Spacious kitchen with central island
- uPVC double glazing - Oil fired central heating
- Please see our website for full details
- 5 bedrooms - master with en-suite shower room
- Family bathroom
- Double integral garage
- Spacious lounge with multi fuel stove & dining area
- Utility room
- Generous garden with brick paved & tarmac driveways

Entrance

Entrance Hall

Lounge

15'1x13'9 (4.60mx4.19m)

Dining area

10/10x8'4 (3.05m/3.05mx2.54m)

Kitchen

17x10'10 (5.18mx3.30m)

Utility Room

8'10x6'10 (2.69mx2.08m)

Landing

Bedroom 1

16x14'10 (4.88mx4.52m)

En Suite

4'10x5'8 (1.47mx1.73m)

Bedroom 2

11'2x10'2 (3.40mx3.10m)

Bedroom 3

14'10x7'2 (4.52mx2.18m)

Bedroom 4

10'1x7 (3.07mx2.13m)

Bedroom 5

10'3x6'8 (3.12mx2.03m)

Bathroom

6'7x6'7 (2.01mx2.01m)

Integral Garage

15'10x14'11 (4.83mx4.55m)

Outside

Tenure

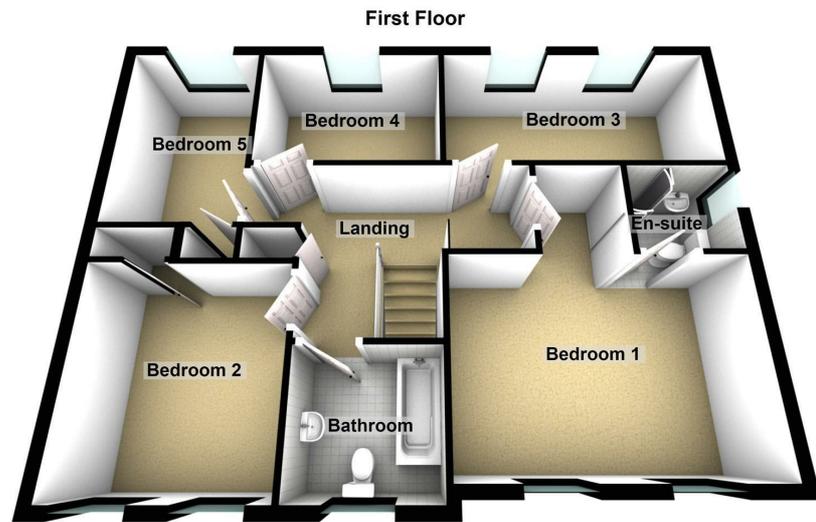
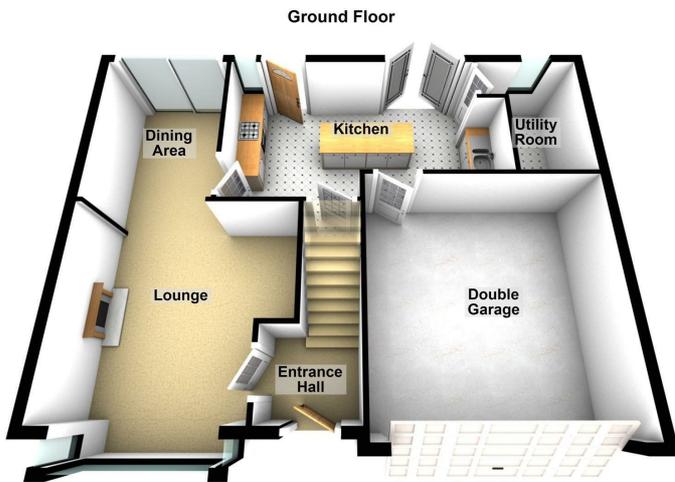
Property misdescriptions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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