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APEX
PROPERTY AGENCY

FOR SALE
1 VICTORIA GARDENS
BANBRIDGE
BT32 3EZ



Three bedroom end terrace home
OFFERS AROUND £129,950
Viewing strictly by appointment only



Number 1 is a fantastic three bedroom end terrace home situated in Victoria Gardens in Banbridge. The property is ideally located within walking distance of Banbridge town centre, close to primary and secondary schools, shops and all local amenities. The property boasts a central location with easy access to neighbouring towns and a short walk to Solitude Park. Internally the property comprises entrance hall, front aspect living room, kitchen/dining area, and utility. Three well appointed first floor bedrooms and bathroom with separate wc complete the first floor. Externally the property boasts fully enclosed low maintenance concrete and paved rear garden surrounded by timber fencing. Low maintenance pebbled front garden. Parking to rear of property. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

White entrance door with oval glazed panel leading to living room, double panel radiator and carpet flooring.



LIVING ROOM:

16' 4" x 11' 8" (4.98m x 3.56m)

Front aspect living room with electric fire in feature fireplace, double panel radiator, venetian blinds and laminate flooring.



KITCHEN/DINING AREA:

13' 3" x 9' 4" (4.04m x 2.84m)

A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, fridge/freezer, cooker with stainless steel extractor fan above and space for washing machine. Double panel radiator, pvc splashback, vertical blinds and vinyl flooring. Space for table and chairs.



UTILITY ROOM:

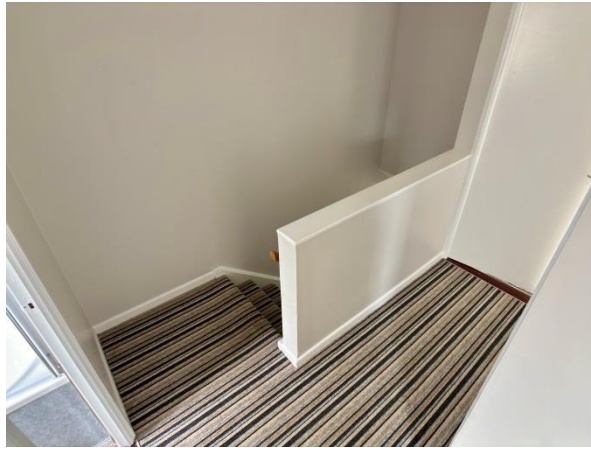
9' 8" x 6' 0" (2.95m x 1.83m)

Utility room with enclosed storage cupboard, single panel radiator and vinyl flooring. Part glazed door to rear yard.



LANDING:

Enclosed hot press, carpet flooring and access to roof space.



BEDROOM (1):

10' 6" x 10' 0" (3.2m x 3.05m)

Front aspect double bedroom with built in wardrobe, single panel radiator and carpet flooring.



BEDROOM (2):

11' 7" x 8' 7" (3.53m x 2.62m)

Rear aspect double bedroom with built in wardrobe, single panel radiator and carpet flooring.



BEDROOM (3):

9' 6" x 7' 5" (2.9m x 2.26m)

Front aspect single bedroom with built in wardrobe, single panel radiator, roller blind and carpet flooring.



SEPARATE WC:

5' 6" x 2' 5" (1.68m x 0.74m)

Separate wc, single panel radiator and vinyl flooring.



BATHROOM:

5' 5" x 5' 1" (1.65m x 1.55m)

Two piece white suite comprising panelled bath with electric shower fitment and glazed swivel panel, wash hand basin in vanity unit, single panel radiator, pvc panelling and vinyl flooring.



OUTSIDE:

Fully enclosed low maintenance concrete and paved rear garden surrounded by timber fencing. Gate to rear. Shed approx. 11' 0" x 6' 0". Low maintenance pebbled front garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

EPC Certificate Number: 7309-3017-0251-7401-4944

SPECIAL FEATURES:

- Three bedroom end terrace home approx. 990 sq. ft.
- Front aspect living room with electric fire inset
- Kitchen/Dining area
- Utility Room
- Three well appointed bedrooms
- Bathroom with separate wc
- Low maintenance front and rear gardens
- Walking distance to Banbridge town centre
- Ideally located close to schools and all local amenities
- Easy reach of transport links
- Oil fired central heating
- Rates: £795 per year
- EPC: E

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.
