



## 5 East Street Court , Newtownards, BT23 7EZ

Located close to the centre of Newtownards town, this modern "quad style" town house would make an excellent first time buy or buy to let purchase. The property offers everything you need with 2 first floor bedrooms and a family bathroom. The ground floor offers an open plan lounge & dining area, a separate kitchen and a WC.

The property has just been completely refreshed to a very high standard with new wooden floors and fresh paint making it walk in ready for the new purchaser.

It benefits from uPVC double glazing, Phoenix gas central heating, an alarm system and includes the use of two parking spaces to the front. All in all this is a great, low maintenance home in a really convenient location and internal viewing is recommended.

**Offers Around £129,950**

# 5 East Street Court

, Newtownards, BT23 7EZ



- Modern quad style townhouse
- Kitchen with feature glass brick wall
- Gas fired central heating - Upvc double glazing
- Please see our website for full details
- 2 Bedrooms
- Ground floor WC
- 2 parking spaces to front
- Open plan lounge & dining area
- Family bathroom
- Ideal town centre location close to all local amenities

## Entrance

## Lounge/Diner

16'10x15'4 (5.13mx4.67m)

## Kitchen

10'7x6 (3.23mx1.83m)

## WC

3'3x5'3 (0.99mx1.60m)

## First floor landing

## Bathroom

6'11x6'2 (2.11mx1.88m)

## Bedroom 1

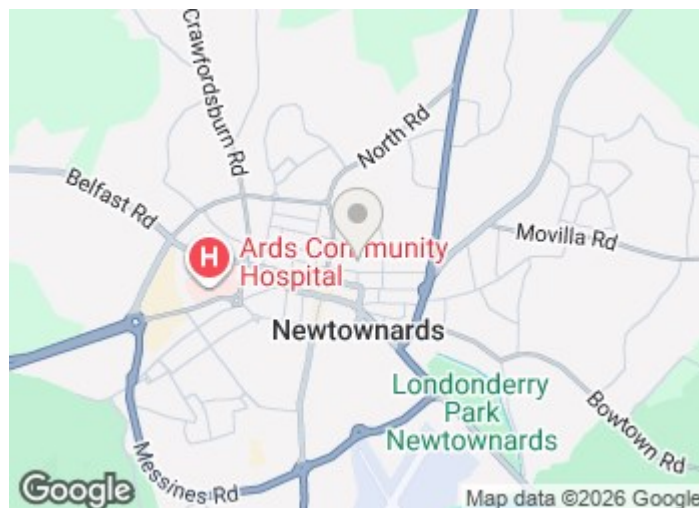
11'9" x 9'9" (3.58m x 2.97m)

## Bedroom 2

11'9x6'11 (3.58mx2.11m)

## Tenure

## Property misdescriptions

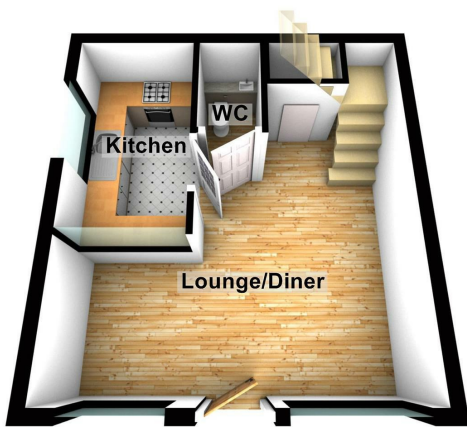


## Directions

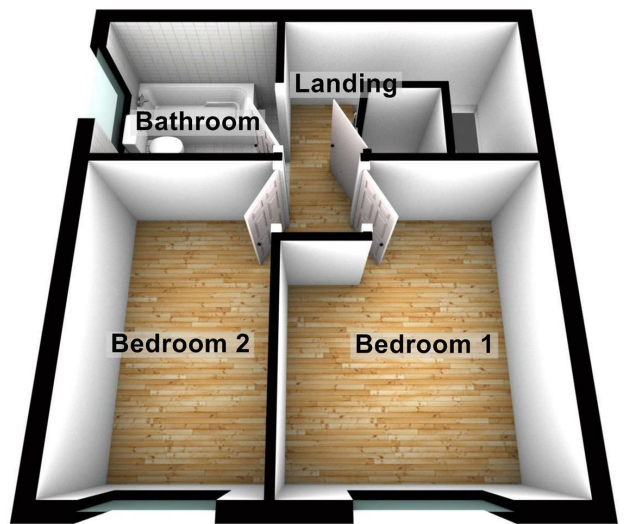


# Floor Plan

**Ground Floor**



**First Floor**



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