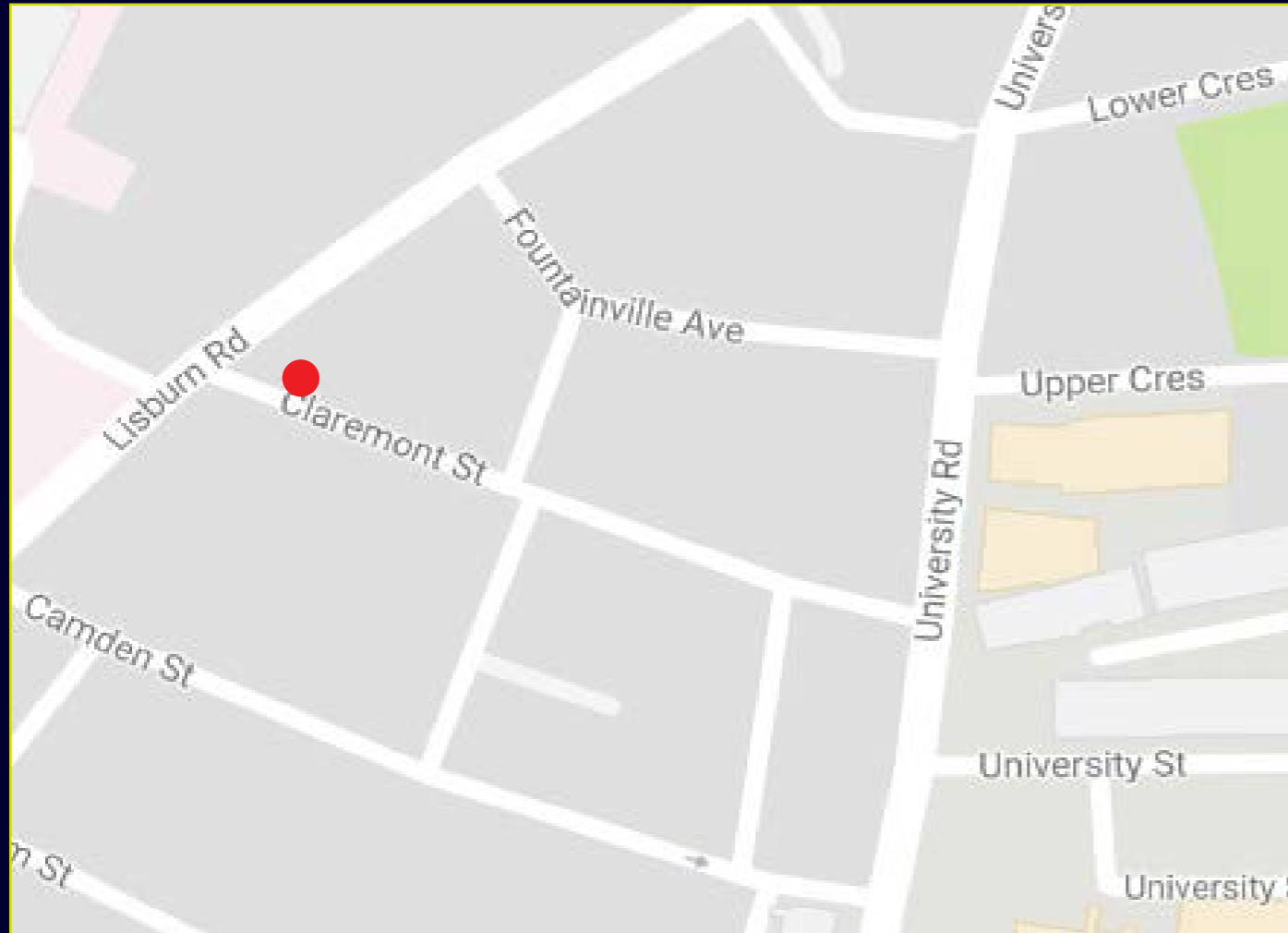


LOCATION MAP



DIRECTIONS: Located off Lisburn Road / University Road, South Belfast

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



39 Claremont Street
Belfast
BT9 6AP

Asking Price
£169,950

Dougan
RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Excellent Investment Opportunity
- Superb Location Within Walking Distance Of Queen University & The City Hospital
- Potential Rental Income Of Approximately £15,000 Per Year
- Previously Registered HMO For Occupancy Of 5
- Five Bedrooms Over Three Floors
- Fitted Kitchen
- Two Bathrooms
- Gas Fired Central Heating
- Early Viewing Advised



SUMMARY

Three storey end terrace located in an excellent location within walking distance of Queens University, The City Hospital, Stranmillis and many local amenities.

This excellent investment opportunity requires some updating and briefly comprises of a front living room / bedroom 5, dining room, kitchen and bathroom on the ground floor. Two bedrooms and a bathroom are to the first floor with a further two bedrooms located on the second floor.

The property has been previously registered as an HMO with a maximum occupancy of 5. This registration expired in October 2015.

For more information please contact the office on 02890308855



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Laminate wooden floor

BEDROOM (5) / LIVING ROOM: 13' 2" x 10' 3" (4.01m x 3.12m) Laminate wooden floor

DINING ROOM: 10' 5" x 9' 7" (3.18m x 2.92m) Laminate wooden floor

KITCHEN: 12' 1" x 6' 8" (3.68m x 2.03m) Range of high and low level units, integrated oven and halogen hob, stainless steel sink unit, formica work surfaces, chrome extractor fan, plumbed for washing machine

BATHROOM: White suite comprising of a panel bath, low flush w.c, pedestal wash hand basin, tiled floor, tiled walls

First Floor

BEDROOM (1): 13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM (2): 9' 6" x 7' 7" (2.9m x 2.31m)

BATHROOM: Panel bath, low flush w.c, pedestal wash hand basin, tiled floor, partly tiled walls

Second Floor

BEDROOM (3): 13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM (4): 9' 0" x 8' 0" (2.74m x 2.44m)

Outside

Enclosed rear yard and front fore-court garden.