

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE



208 Gortin Meadows, BT47 2UA

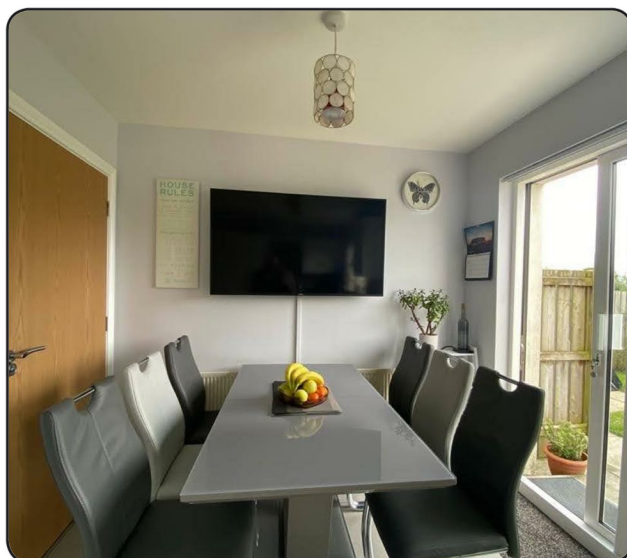
- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLIND INCLUDED IN SALE
- EPC RATING - C



ore	Energy rating	Current	Poten
+	A		
91	B		
80	C	78 C	78
68	D		
54	E		
38	F		
20	G		



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

LOUNGE

15'7" x 15'4" wp (4.75m x 4.67m wp)

Having ornamental fireplace and laminated wooden floor.

KITCHEN / DINING AREA

15'4" x 8'5" (4.67m x 2.57m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, integrated washing machine, tiled floor, dining space with sliding patio doors leading to garden.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

10'6" x 8'2" (3.20m x 2.49m)

Having built in wardrobe with sliding mirrored doors.

BEDROOM 2

10'1" x 8'2" (3.07m x 2.49m)

BEDROOM 3

6'11" x 6'10" (2.11m x 2.08m)

BATHROOM

Comprising bath with shower over and tiling around, shower screen, whb and wc, tiled floor.

EXTERIOR FEATURES

Tarmac driveway to side.

Neat lawns to front and rear. Rear lawn enclosed by fence and gate.

Paved patio area.

