

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£97,500



**FOR SALE**

**253 Gortin Meadows, Newbuildings, BT47 2UB**

- MID TERRACE HOUSE
- 2 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- GARDEN TO REAR
- EPC RATING - C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

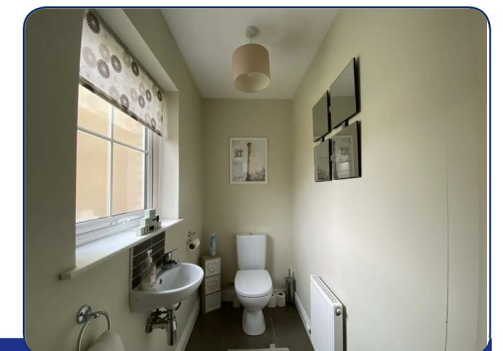
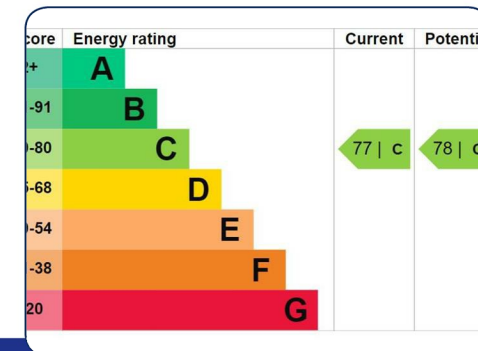
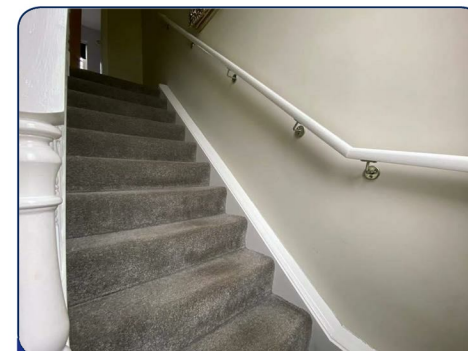
Agent:



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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

16' x 12'10" wp (4.88m x 3.91m wp)

Having ornamental fireplace, understairs storage and open plan to kitchen.

### KITCHEN

10'9" x 5'8" (3.30m x 1.73m)

Having range of eye and low level units, tiling between units, hob, underoven, stainless steel extractor hood, integrated fridge / freezer and washing machine, tiled floor.

### FIRST FLOOR

#### LANDING

Having storage cupboard.

#### BEDROOM 1

11' x 9'7" (3.35m x 2.92m)

#### BEDROOM 2

9'7" x 7'10" (2.92m x 2.39m)

#### BATHROOM

Comprising bath with shower fitting to taps and tiling around, shower screen, whb and wc, tiled floor.

#### EXTERIOR FEATURES

Lawn to rear enclosed by fence and gate.

#### ESTIMATED ANNUAL RATES

£714.34 (JULY 2022)

