

RS.23.088

40c Boat Street, Newry, BT34 2DB



Guide Price £114,950



SCAN FOR MORE
INFORMATION

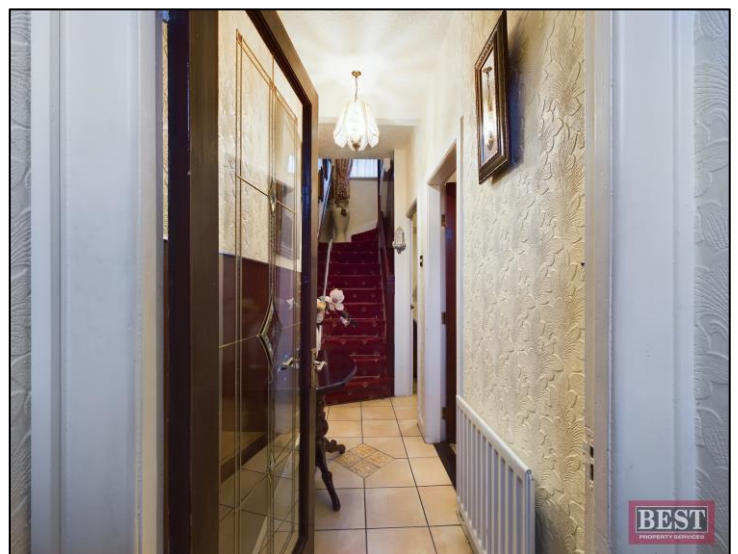
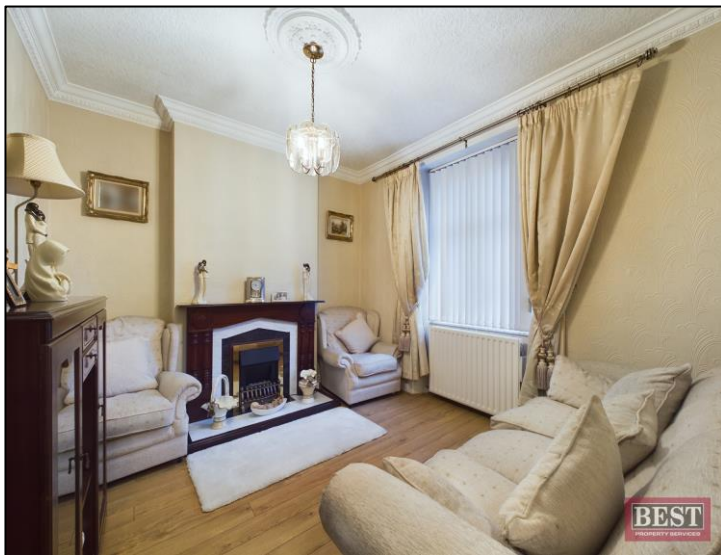
Introducing to the market, a three-bedroom mid terrace home on Boat St, Newry.

On entering the property you will find a welcoming porch that leads through to the tiled main hallway. The main living room to the front of the house includes detailed coving on the ceiling along with a fireplace and electric fire. Moving through the hallway, to the second reception room which includes access to the under stairs storage and links neatly to the kitchen. The kitchen has a full range of upper and lower kitchen units and appliances. To the rear of the kitchen is the house bathroom which is fully tiled and includes a three piece suite including shower.

Upstairs, the property includes two double bedrooms, both with built in storage, along with a single bedroom to the front of the house.

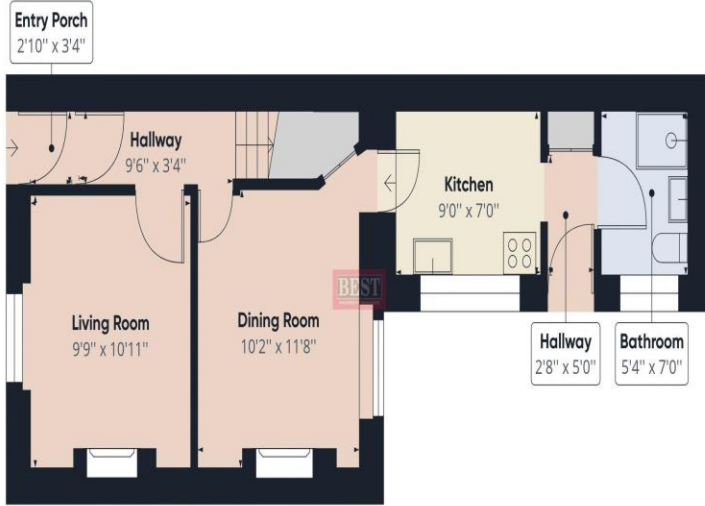
Externally, there is an enclosed patio yard, accessible via the kitchen. This property would make an ideal home for a first time buyer!

- Three Bedroom Mid-Terrace Home
- Located on Boat St in Newry
- 3 Bedroom / 2 Reception / 1 Bathroom
- Enclosed rear patio yard
- PVC Windows / Oil Fired Central Heating





Floor Plan



Ground Floor

Approximate total area⁽¹⁾
683.51 ft²



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:30 – 12 noon

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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