

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£99,950

FOR SALE



8 Primity Crescent, Newbuildings, BT47 2QY

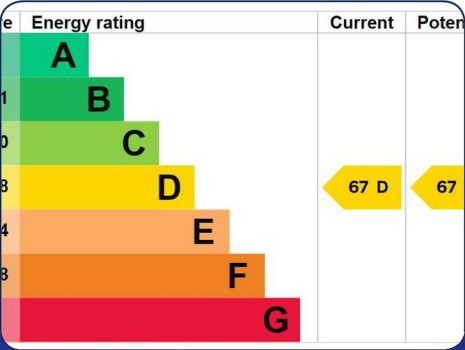
- END TERRACE BUNGALOW
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- PVC FASCIA & GUTTERING
- GARAGE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

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ESTATE AGENTS

- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 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.



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

11'10" x 11'3" (3.61m x 3.43m)

Having ornamental fireplace, ceiling cornicing.

KITCHEN

11'3" x 8'11" (3.43m x 2.72m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge, dining space.

BEDROOM 1

11'10" x 11'3" wp (3.61m x 3.43m wp)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

8'11" x 8'1" (2.72m x 2.46m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Decked patio area leading to yard.

GARAGE

Having up and over door, light and power points.

ESTIMATED ANNUAL RATES

£527.40 (JAN 2024)

