



FOR SALE - 13 James Street, Coleraine

£72,950



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we value property



Accommodation:

Ground Floor:

Entrance Hall: 1.02m x 1.13m
Wooden floor, papered walls, lighting.

Living Room: 3.65m x 4.27m
Wooden flooring, papered walls, lighting, TV point.

Kitchen: 2.67m x 3.70m
Tiled floors, papered walls, recessed lighting, eye & low level kitchen units with tiling between, stainless steel 1.5 bowl sink & drainer, plumbed for washing machine / dishwasher.

Rear Porch: 1.61m x 1.92m
Painted walls, lighting, plumbed for washing machine.

W/C: 0.99m x 1.48m
Lino flooring, painted walls, lighting, white suite to include w/c and sink with tiled splashback.

First Floor:

Bedroom 1: 3.09m x 3.30m
Wooden flooring, painted walls, lighting, TV point & phone point (built in wardrobe 0.88m x 0.89m).

Bedroom 2: 1.95m x 2.64m
Wooden flooring, painted walls, lighting, phone point.

Bathroom: 1.96m x 2.62m
Tiled flooring, tiled walls, lighting, white suite to include w/c, sink and walk in shower cubicle with mains shower, chrome towel radiator.

Hot Press: 0.58m x 0.90m

Garage: 2.84m x 7.57m



External:

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Heating is via Oil Heating.
Wooden framed triple glazed windows and front door

Rear Garden laid with lawn and paved path, access to Garage at rear of property.

Approximate annual rates payable as per 2024:
£558.30

Tenure:
Assumed to be freehold

EPC:

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

Description:

- 2 Bedroom Mid Terrace Property.
- The property has the added benefit of being within a short walking distance of the town centre, local primary & secondary schools, local amenities and arterial link roads.
- The property layout accommodates a living room, kitchen & dining area, W/C and rear porch which gives access to rear garden all on the ground floor, along with 2 bedrooms and main bathroom to the first floor .
- With this property's favourable layout and location it will be naturally suited to 1st time buyers or property investors.
- Viewing highly recommended by appointment through selling agent.

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