



NICHOLAS  
RESIDENTIAL



## 12 Ava Avenue

, Belfast, BT7 3BN

£1,600 Per month

Welcome to 12 Ava Avenue!

A bright and spacious four-bedroom terrace which is HMO registered for 4 persons. The property is located just off the popular and convenient Ormeau Road offering easy access to a wide range of social and recreational amenities such as shops, bars and restaurants.

Internally the property briefly comprises; two reception rooms, a modern fitted kitchen with a range of appliances. On the first floor are two double bedrooms and a shower room. On the 2nd floor is another shower room and a further two double bedrooms. The property also benefits from oil-fired central heating and uPVC double glazing.

Externally there is an enclosed yard to the rear.

Call us today on 02890388383 to arrange your personal viewing.

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedroom HMO Mid Terrace
- Two Reception Rooms
- Modern Fitted Kitchen with Appliances
- Four Double Bedrooms
- Two Shower Rooms
- Oil Fired Central Heating
- uPVC Double Glazing
- Fully Furnished & Available Immediately
- Enclosed Yard to the Rear
- Popular Location off the Ormeau Road



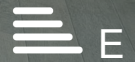
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2



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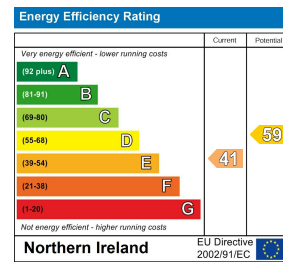
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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