



10-12 BISHOPS COURT ROAD

Kilclief Strangford BT30
7NU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £350,000

10-12 Bishops Court Road

Kilclief, Strangford, BT30 7NU



The Cottage School House, 10 Bishops Court Road

Cottage has solar panels.

Entrance Hall

Wooden stable door to entrance hall with Chinese slate flooring.

Living Room

15'8 x 14'02 (4.78m x 4.32m)
Chinese slate flooring. Multi fuel stove on raised hearth. Door to front. Door to Kitchen/dining area.

Kitchen/Dining area

15'8 x 14'02 (4.78m x 4.32m)
High and low level units with sink unit. Integrated oven and hob with extractor. Integrated fridge. Breakfast bar. Tiled floor. Double doors to patio area. Velux windows.

Bedroom

10'08 x 10'05 (3.25m x 3.18m)
Front facing. Door to:

Shower room

Walk in shower cubicle with wall shower and rain shower over, wash hand basin, low flush w.c. Chinese slate tiled floor. Door to:

Utility Room

6'05 x 5'02 (1.96m x 1.57m)
Recess for washing machine. Chinese slate flooring.

The School House, 12 Bishops Court Road

Underfloor heating on ground floor.

Entrance Hall

Double door to: Tiled floor.

Living Room/Dining

16'0 x 14'09 (4.88m x 4.50m)
Open tread staircase to first floor. Multi fuel stove on raised hearth. Patio door to rear garden.

Kitchen

7'10 x 7'01 (2.39m x 2.16m)
Low level units with 1 1/2 stainless steel sink unit. Recess for oven and fridge freezer. Tiled at splashback. Tiled flooring.

Bathroom

7'05 x 7'05 (2.26m x 2.26m)
White panelled bath with shower over, low flush w.c., and pedestal wash hand basin. Tiled flooring. Part tiled walls. Towel radiator.

First floor bedroom

25'07 x 14'04 (7.80m x 4.37m)
Views to side and rear. Wooden flooring.

Garage

18'10 x 12'02 (5.74m x 3.71m)
Currently used as a workshop and utility area.

Room accessed via outside steps

14'10 x 12'02 (4.52m x 3.71m)
Ideal for work from home space or workshop.

Outside

Ample parking to the front with access to beautiful mature gardens with shrubs and trees along with 2 paved seating areas, raised decked area with pergola and stoned areas.

No 10 Epc

2453-1945-1710-7122-7159
C74

No 12 Epc

2753-1201-1788-1671-1729
C69

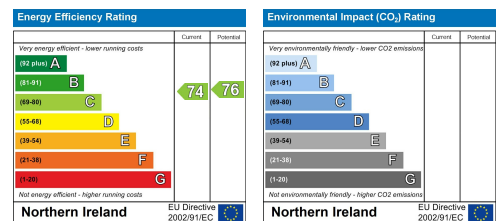


Directions



Floor Plan

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