

11 Camlough Park, Bessbrook, Newry, BT35 7AX



Asking Price £124,950

Introducing new to the market this excellent two bedroom mid terrace home which is situated in a quiet cul-de-sac within walking distance of Bessbrook Village.

On entering the property you will find a living room to the left hand side with feature electric fireplace and carpet flooring open plan to the dining area. The kitchen is located to the rear of the property and has a full range of built in units, storage space and access to the rear garden. To the other side of the house there are two bedrooms both with built in storage space. Access to the roofspace is within the second bedroom. The roofspace provides ample storage rooms which may be suitable for conversion subject to planning. The house shower room is fully tiled and comes complete with a three piece suite and towel rail.

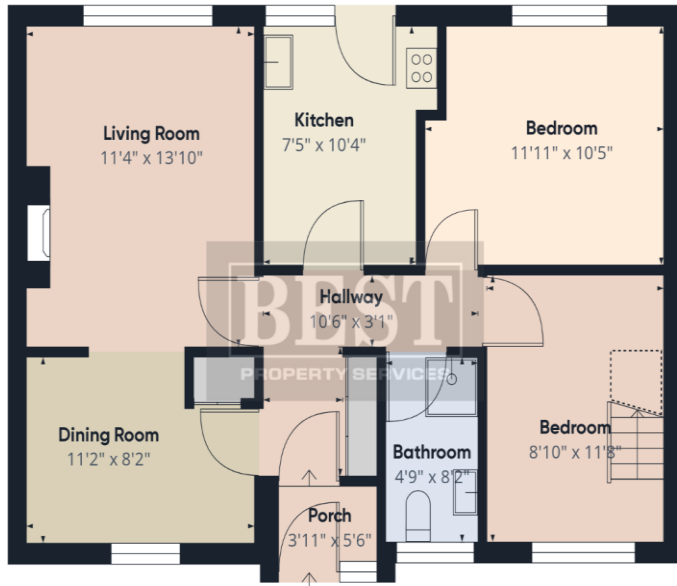
Externally there are gardens laid in lawn to the front and rear with timber fencing to boundaries. Utility store is located to the rear of the house with plumbing for washing machine.

- Ground Floor Accommodation: Entrance Hall, Lounge open plan to Dining Room, Kitchen, two bedrooms.
- First Floor Accommodation: Two large storage rooms suitable for a variety of uses. Access to eaves.
- Oil Fired Central Heating.
- Pvc Double Glazing.
- Gardens laid in lawn to the rear with utility store.
- Off Street Parking.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

927.73 ft²

Reduced headroom

50 ft²

(1) Excluding balconies and terraces

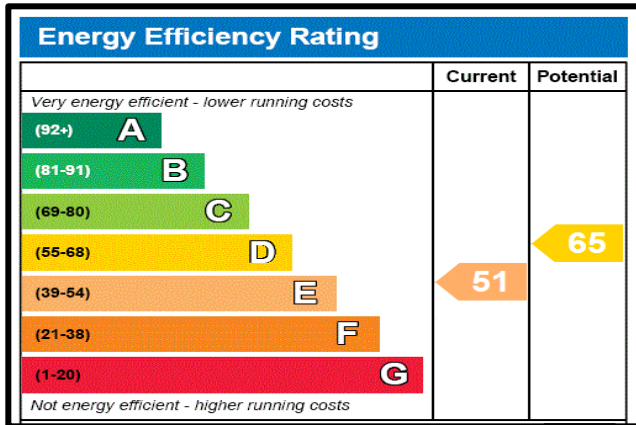
☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

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/uksi/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.

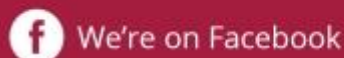
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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