



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 47                      | 62        |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

40 Woodcot Avenue,  
 Belfast,  
 County Antrim,  
 BT5

**Asking Price: £110,000**

 **Reeds Rains**

reedsrains.co.uk

40 Woodcot Avenue, Belfast, County Antrim, BT5

**Asking Price: £110,000**

EPC Rating: E

This attractive red brick mid terrace property has been priced accordingly to allow for the necessary improvements / upgrades required.

This hugely convenient location falls within walking distance to a vast array of day to day amenities & attractions.

Ballyhackamore & Belmont Villages are also close to hand whilst Belfast City Centre is easily accessible for those whom commute on a daily basis.

Internally offers bright and easy to maintain accommodation throughout and with this chain free opportunity offering excellent potential, early internal inspection is strongly advised.

#### **Covered Entrance Porch**

uPVC front door with glazed inset to...

#### **Entrance Hall**

Cloak under stairs.

#### **Lounge Open Plan To Dining / Fitted Kitchen**

39'2" / 10'11" (11.94m / 3.33m)

At widest points. Into square bay. One and 1/2 bowl sink unit with chrome dual mixer tap.

Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring ceramic hob and built in oven with integrated extractor hood.

Space for fridge. Space for freezer. Partly tiled walls. Part ceramic tiled flooring. Breakfast bar. uPVC door to enclosed rear garden.

#### **Downstairs Low Flush W/C**

Pedestal wash hand with chrome mixer tap and tiled splash back. Plumbed for washing machine. Extractor fan. Laminated wooden flooring.

#### **First Floor**

##### **Bedroom One**

10'11" / 8'11" (3.33m / 2.72m)

##### **Bedroom Two**

9 / 8'11" (9 / 2.72m)

##### **Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit Folding shower screen. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Low flush w/c. Partly tiled walls. Extractor fan.

##### **Landing**

Hot press with lagged copper cylinder and storage above. Access to roof space.

##### **Outside**

Forecourt to front. Enclosed yard to rear. uPVC oil tank. Boiler house with oil fired boiler. Outside tap / light.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.