



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>	<b>73</b>	<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

22 Chamberlain Street,  
Belfast,  
County Antrim, BT5

**Guide Price: £119,950**

Reeds Rains

reedsrains.co.uk

22 Chamberlain Street, Belfast, County Antrim, BT5

**Guide Price: £119,950**

EPC Rating: C

This attractive red brick end terrace property offers bright and easy to maintain accommodation throughout, perfect for those seeking their first home.

Although in need of some cosmetic updating this excellent home also benefits from off street car parking and a delightful garden area to rear.

This particular location is very popular due to the wide range of day to day amenities, attractions and regular public transport links all within walking distance.

Belfast City Centre is also easily accessible for those whom commute daily.

With many selling points on offer, early internal inspection is advised to avoid disappointment.

**uPVC Front Door With Glazed Inset To...**

#### **Entrance Porch**

Laminated wooden flooring. Inner door to...

#### **Lounge**

14'9" / 9'6" (4.5m / 2.9m)

Laminated wooden flooring.

#### **Fitted Kitchen Open Plan To Dining Area**

14'9" / 10'5" (4.5m / 3.18m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Integrated dishwasher. Integrated washing machine. Integrated fridge. Partly tiled walls. Wine rack. Glazed display cabinet. Under stairs storage. uPVC door to enclosed rear garden.

#### **First Floor**

#### **Bedroom One**

14'9" / 9'6" (4.5m / 2.9m)

Large built in wardrobe.

#### **Bedroom Two**

10'6" / 7'5" (3.2m / 2.26m)

#### **White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

#### **Landing**

Built in storage with Worcester gas fired boiler. Access to roof space.

#### **Outside**

Well tended garden to front in lawn and shrubbery. Side access. Enclosed garden area to side and rear in lawn, loose stones and shrubbery. Off street car parking to rear. 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.