


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>	<b>64</b>	<b>72</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	

31 Nevis Avenue, Belfast, County Antrim, BT4

**Offers Over: £152,500**

 **Reeds Rains**

[reedsrains.co.uk](https://reedsrains.co.uk)

31 Nevis Avenue, Belfast, County Antrim, BT4

**Offers Over: £152,500**

EPC Rating: D

Nevis Avenue is a fantastic residential address within East Belfast due to the excellent convenience on offer.

Nestled between both Belmont & Ballyhackamore Villages benefitting from the vast array of shopping facilities, restaurants, amenities and attractions.

Belfast City Centre is also a short commute away via the main arterial routes, outer ring and regular public transport links.

Internally offers bright, beautifully presented and tastefully decorated accommodation throughout - of particular note is the stunning fitted kitchen and contemporary shower room.

Boasting many selling points throughout this superb home is ideal for a wide range of prospective buyers in today's market.

#### **Solid Wooden Front Door To...**

#### **Entrance Porch**

Oak engineered parquet wooden flooring. Inner door to...

#### **Entrance Hall**

Oak engineered parquet wooden flooring.

#### **Lounge Open Plan To Dining Area**

23'6" / 13'1" (7.16m / 4m)

At widest points. Hole in wall fireplace. Ample dining area. Oak engineered parquet wooden flooring. Under stairs storage.

#### **Stunning Fitted Kitchen**

12'4" / 10'8" (3.76m / 3.25m)

One and 1/2 bowl sink unit with dual mixer tap. Excellent range of low level units with formica work surfaces. Integrated four ring gas hob

and built in oven with integrated extractor hood. Integrated slimline dishwasher. Integrated fridge / integrated freezer. Partly tiled walls. Concealed strip lighting. Oak engineered parquet wooden flooring. Velux window. Wooden door to enclosed rear yard.

#### **First Floor**

#### **Bedroom One**

13'10" / 9'8" (4.22m / 2.95m)

#### **Bedroom Two**

10'2" / 8'1" (3.1m / 2.46m)

Built in storage with shelving.

#### **Contemporary Shower Room**

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Shower screen. Vanity unit with inset sink and dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Heated towel rail.

#### **Landing**

Built in storage cupboard. Velux window. Fixed staircase to...

#### **Fully Floored Roof Space**

13'2" / 12'6" (4.01m / 3.8m)

Cast iron fireplace. Light, power and velux window.

#### **Outside**

Forecourt to front. Enclosed yard to rear. Outside storage with gas 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

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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.