

7 College Square North, Bessbrook, BT35 7DQ



Asking Price £129,000

Introducing to the market a beautifully presented and well maintained three-bedroom mid-terraced home in the picturesque village of Bessbrook. overlooking the bowling green.

The property includes a welcoming, tiled entrance hall that will lead you through to a spacious lounge / dining room with cast iron fireplace, sash windows and plenty of room for a family sized dining table. The hotpress is located in the lounge also. Beyond the dining room is a contemporary style kitchen with a full range of kitchen units and integrated appliances.

Moving upstairs you will find the master bedroom to the front of the house overlooking the green, along with an additional double bedroom to the rear of the house, single bedroom and main house bathroom which is fully tiled with shower.

Externally to the rear there is a small concrete yard and to the front is a gate entrance with lawn.

- EXCELLENT THREE BEDROOM TOWNHOUSE
- Accommodation comprises on the Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Area. Hotpress
- First Floor Accommodation: Landing, Three Bedrooms, Shower Room.
- Oil Fired Central Heating. Double Glazed Pvc sash windows to the front of the house.
- Garden to the front. On Street Parking. Additional parking to the rear.
- Carpets and blinds included within sale.

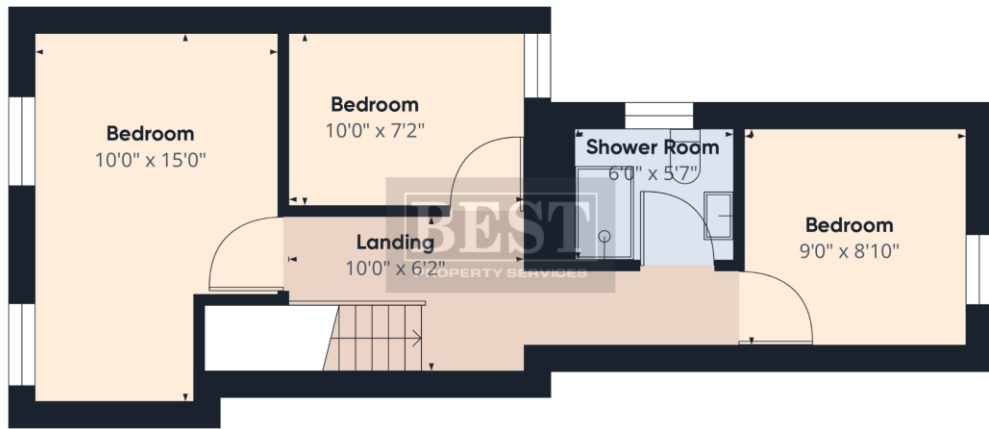




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
815.26 ft²

(1) Excluding balconies and terraces

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

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.

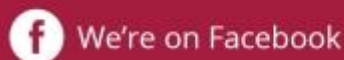
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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