

**RODGERS  
&  
BROWNE**

34 Spencer Street  
Holywood, BT18 9DN

*offers around £195,000*



### *The Agent's Perspective...*

*Nestled in the heart of Holywood town centre, this charming three-bedroom mid-terrace with double glazing and gas heating has been recently decorated and boasts a fresh, modern interior that radiates a welcoming warmth and comfort. The prime location offers the convenience of urban living, with an array of local amenities, shops, and cafes just a stone's throw away. Ready for immediate occupation, this delightful home presents a fantastic opportunity for first time buyers and investors alike.*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Entrance hall



Living room



Cloakroom

### *The facts you need to know...*

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Just a short walk from town centre with its range of cafes, shops, train and bus stops

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Ideal for first time buyers or investors

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Recently repainted and ready to move into

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Three bedrooms, one large reception room

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Modern kitchen and family bathroom

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Downstairs cloakroom

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Paved area and grass to rear with shed for storage

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Gas fired central heating

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Double glazing

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Close to an array of schools including Hollywood Primary, St Patrick's Primary, Sullivan Upper Shcool and Priory College

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Offered chain-free, contact us to arrange a viewing

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Kitchen



### *The property comprises...*

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Double glazed front door. Laminate flooring, stairs to first floor. Double glazed door to back garden.

##### **CLOAKS/WC**

Two piece white suite comprising wc, wash hand basin with tiled splashback, extractor fan, tiled flooring.

##### **LIVING ROOM**

17' 9" x 12' 5" (at widest points) (5.41m x 3.78m)  
Laminate flooring. Recessed spotlights.

##### **KITCHEN**

12' 4" x 72' 0" (3.76m x 21.95m)  
Excellent range of cream gloss high and low level units, stone effect worktop, one and a half single drainer stainless steel sink unit with mixer tap, recessed spotlights, part tiled walls, tiled flooring, gas boiler, extractor fan.





Bedroom one

**First Floor**

**LANDING**

**BATHROOM**

Three piece white suite comprising L shaped bath with mixer tap and thermostatically controlled shower above, low flush wc, vanity basin with mixer tap, illuminated mirror above, recessed spotlights, shaver point, heated towel radiator, fully tiled walls, tiled flooring, extractor fan, loft access.

**BEDROOM (1)**

11' 6" x 9' 4" (3.51m x 2.84m)

Built-in double wardrobe with hanging rail and shelves.

**BEDROOM (2)**

10' 8" x 9' 9" (3.25m x 2.97m)

Built-in wardrobe with hanging rail and shelves.

**BEDROOM (3)**

11' 7" x 6' 11" (at widest points) (3.53m x 2.11m) Built-in double wardrobe with hanging rail and shelves.

**Outside**

Front garden - wall enclosed with paved patio area.

Wall and fence enclosed rear garden laid in paved patio with small lawn area and raised flowerbed. Gated access to rear alleyway. Store with power and light. Outside tap and light.



Bedroom two



Bedroom three



Bathroom

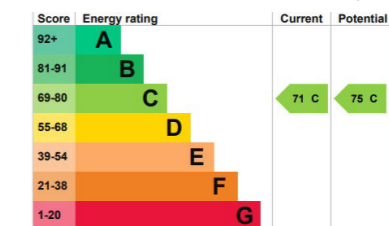
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?		X	
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	
Mains gas	
LPG	
Mains water	
Cable TV or satellite	
Telephone	
Broadband and speed	

**ENERGY EFFICIENCY RATING (EPC)**



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / ground rent TBC

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £1,037.49.

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

Spencer Street runs off Church View and continues up to Quinville. No.34 is on the left hand side.



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&  
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



### *Disclaimer*

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