

7 Anson Gardens

, Newtownards, BT23 4RR

This end terrace home benefits from a brand new fitted kitchen and new carpets reducing any potential outlay the new purchaser might have upon completion of the purchase.

The property offers 3 bedrooms, all with built in storage, a bathroom, a lounge and that newly fitted kitchen with dining area. It further benefits from uPVC double glazing & fascia and oil fired central heating.

Externally there are gardens in lawn to front, side & rear with mature hedge and access to a communal parking area to the rear. A first home or an addition to your buy to let portfolio, internal viewing is recommended.

Offers Around £95,000

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, Newtownards, BT23 4RR



- End terrace property
- New kitchen with dining area
- Oil fired central heating
- Ideal first home or buy to let investment
- 3 bedrooms - all with built in storage
- Bathroom
- Gardens to front, side & rear in lawn
- Lounge
- uPVC double glazing and fascia
- Communal parking area to rear

Entrance

Entrance hall

Lounge

14'3x13'11 (4.34mx4.24m)

Kitchen/diner

12'1x11'4 (3.68mx3.45m)

Rear hallway

Landing

Bathroom

6'6x5'6 (1.98mx1.68m)

Bedroom 1

12'3x10'9 (3.73mx3.28m)

Bedroom 2

10'10x10'1 (3.30mx3.07m)

Bedroom 3

8'9x8'4 (2.67mx2.54m)

Outside

Tenure

Property misdescriptions

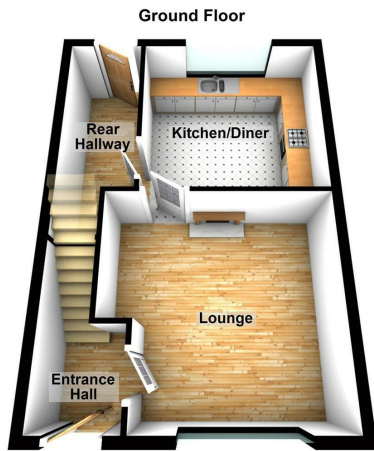


Directions

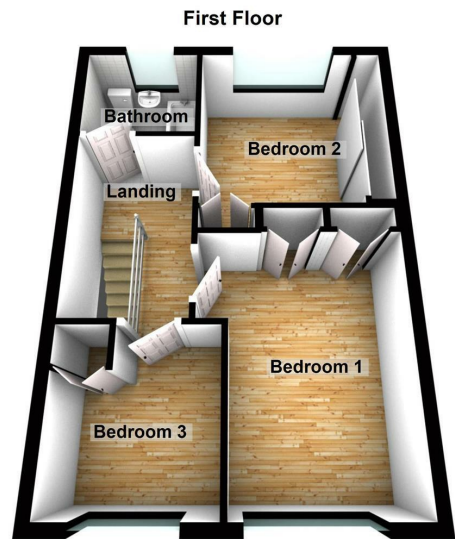
Travelling out of Newtownards along Comber Road turn right into the West Winds Estate. Follow the road around past the church and take the 3rd left into the parking area to the rear of Anson Gardens.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			