



To Let - 13 James Street, Coleraine  
£650 per month inc rates

2x  1x  2x 

**nre**  
northern real estate  
we value property



# Description:

- 2 Bedroom Mid Terrace Property.
- The property has the added benefit of being within a short walking distance of the town centre, local primary & secondary schools, local amenities and arterial link roads.
- The property layout accommodates a living room, kitchen & dining area, W/C and rear porch which gives access to rear garden all on the ground floor, along with 2 bedrooms and main bathroom to the first floor .
- Viewing highly recommended by appointment through selling agent.



**MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

