



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Norbloom Gardens,
Belfast,
County Antrim,
BT5

Guide Price: £154,950

 **Reeds Rains**

reedsrains.co.uk

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Guide Price: £154,950

EPC Rating: D

For sale by Reeds Rains Estate Agents via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Enjoying a delightful cul-de-sac position just off Grand Parade in East Belfast is this fantastic Semi-Detached home.

The property itself offers very generous accommodation throughout with an excellent private rear garden, a perfect enclosed space for outdoor entertaining / children to play.

In addition, this very convenient location falls within close proximity to local shops, parks, various walk / cycle paths, public transport links and the highly regarded Ballyhackamore Village.

For those whom commute on a daily basis Belfast City Centre is also easily accessible.

Although in need of general modernisation / upgrading throughout we feel this property has been price accordingly to allow for the necessary improvements. With this in mind, early consideration to view is advised.

KEY FEATURES

Semi-Detached Home Within Quiet Cul-De-Sac Location
Bright And Very Well Proportioned Accommodation
Three Good Bedrooms
Two Separate Reception Rooms
Modern Fitted Kitchen

Bathroom Suite With Separate W/C
Gas Fired Central Heating
uPVC Double Glazed Windows And Doors
Large, Private Enclosed Garden Area To Rear
No Onward Chain
Within Walking Distance To The Highly Regarded Ballyhackamore Village
Belfast City Centre Is Easily Accessible
Early Internal Inspection Is Advised

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Under stairs storage.

Lounge

13'5" / 11'5" (4.1m / 3.48m)

Original tiled fireplace with electric fire inset.

Modern Fitted Kitchen

11'9" / 11'2" (3.58m / 3.4m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Space for cooker. Plumbed for washing machine. Space for fridge. Space for freezer. Partly tiled walls. uPVC door to enclosed rear garden.

Dining Room

10'6" / 10 (3.2m / 10)

At widest points.

First Floor

Bedroom One

13'6" / 13'5" (4.11m / 4.1m)

At widest points.

For full EPC please contact the branch.

Bedroom Two

13'6" / 10'2" (4.11m / 3.1m)

At widest points.

Bedroom Three

9'7" / 8'2" (2.92m / 2.5m)

Built in storage with gas fired boiler.

Bathroom Suite

Comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Partly tiled walls. Separate low flush w/c. Partly tiled walls.

Outside

Well tended garden area to front in lawn and shrubbery. Side access. Enclosed private garden to rear bordered by fencing and patio. Outside tap / light. Outside storage.

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, Glenqormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street,