



NICHOLAS  
RESIDENTIAL



## 32 St. James Place Hillsborough BT26 6TL Asking price £199,950

Welcome to 32 St. James Place!

An attractive and well-presented chain free semi-detached property built in 2020 located in a quiet residential area of St James on the edge of Royal Hillsborough. This property is perfectly located between Moira and Hillsborough with good road links to both the A1 for Dublin and the M1 for Belfast.

Internally the property briefly comprises a welcoming entrance hall with WC under stairs, a spacious living area, a modern fitted kitchen with built in appliances open plan to living/dining area. Upstairs comprises the master bedroom which benefits from an en-suite shower room, two further double bedrooms and a separate family three piece bathroom suite. The property also benefits from uPVC double glazing, oil fired central heating high EPC rating & attic for storage.

Externally there is a generous driveway to the front. The rear includes gardens laid in lawn, paved patio areas and a garden shed.

Rates are £957.03 per year.  
Property size is 1350 sq ft approx.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

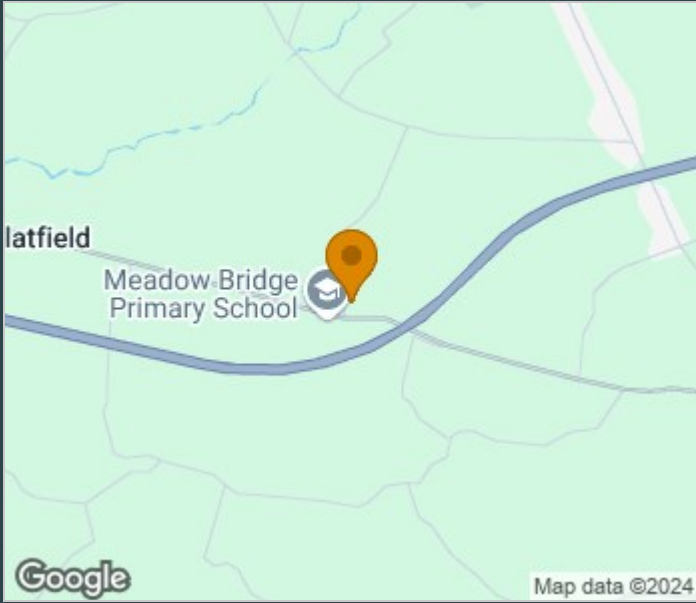
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful chain free semi detached property built in 2020
- Welcoming entrance hall with downstairs WC
- Bright & spacious living room
- Fitted kitchen with built in appliances open plan to living/dining area
- Master bedroom with en-suite shower room
- Two additional bedrooms
- White three piece family bathroom suite
- Oil fired central heating, high EPC rating, uPVC double glazed & attic for storage
- Driveway to the front & enclosed garden area to the rear
- Rates are £957.003 per year - Property size is 1350 sq ft approx




## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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.

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