



## 4 Chesham Parade, Belfast, BT6 8GR

**£895 Per Month**

\* OPEN VIEWING - SATURDAY 5TH OCTOBER: 11:30AM - 12PM \*  
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Charming three-bedroom semi-detached property located within walking distance to both Ravenhill Road and Ormeau Park and close to the array of shops, cafés and restaurants of the Cregagh and Ormeau Roads. The property is also within commuting distance to the City Centre.

Briefly comprising of a bright lounge with feature fireplace, fully fitted kitchen and three good sized bedrooms and shower room to the first floor. The property also benefits from a large garden to the rear as well as gas fired central heating and double glazed throughout.

The property comes unfurnished and immediately.

- Charming Three Bedroom Property
- Modern Fitted Kitchen To Include Appliances
- White Shower Suite
- Gas Fried Central Heating And Double Glazed Throughout
- Bright Lounge With Feature Fireplace
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Comes Unfurnished and Available for Immediate Move In

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		66	70
EU Directive 2002/91/EC			

**Lounge 15'3" x 9'10" (4.65m x 3.02m)**

**Fitted Kitchen 9'1" x 9'0" (2.79m x 2.76m)**

**Bedroom 1 9'11" x 9'4" (3.04m x 2.86m)**

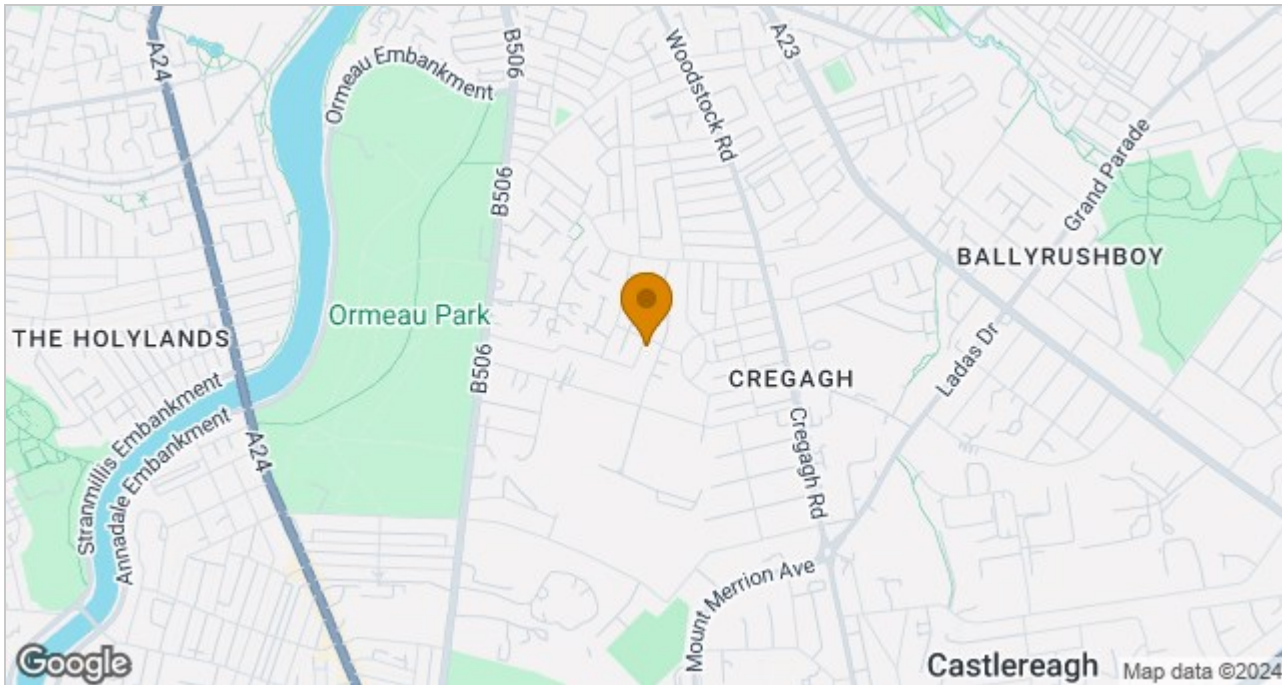
**Bedroom 2 9'4" x 9'0" (2.86m x 2.75m)**

**Bedroom 3 7'1" x 6'1" (2.17m x 1.87m)**

**Shower Room 6'1" x 6'1" (1.86m x 1.86m)**

## Floor Plan

## Area Map



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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