



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

25 Connsbrook Drive,
Belfast,
County Antrim, BT4

Asking Price: £110,000

 Reeds Rains

reedsrains.co.uk

25 Connsbrook Drive, Belfast, County Antrim, BT4

Asking Price: £110,000

EPC Rating: D

This attractive end terrace property is positioned in the popular residential location of Sydenham in East Belfast.

General modernisation / upgrading is required & early internal inspection comes strongly recommended.

uPVC Front Door To...

Entrance Hall

Lounge Open Plan To Dining Area

19'8" / 10'7" (6m / 3.23m)

Built in storage cupboard with gas fired boiler.

Fitted Kitchen

9'1" / 6'1" (2.77m / 1.85m)

One & 1/4 bowl sink unit with chrome dual mixer tap. Range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear yard.

First Floor

Bedroom One

14'4" / 9'9" (4.37m / 2.97m)

Bedroom Two

9 / 8'9" (9 / 2.67m)

Bathroom

White suite comprising panelled bath with chrome mixer tap. Folding shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Extractor fan.

Landing

Access to roof space.

Outside

Forecourt to front. Enclosed yard to rear.

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 Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.