



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

7 Victoria Road,
Sydenham,
Belfast, BT4

Guide Price: £149,950

 **Reeds Rains**

reedsrains.co.uk

7 Victoria Road, Sydenham, Belfast, BT4

Guide Price: £149,950

EPC Rating: C

Enjoying a very popular residential location within the heart of Sydenham is this stunning mid terrace property.

Internally offers bright, beautifully presented & very easy to maintain accommodation throughout with the added benefit of a private garden area to rear - perfect for outdoor entertaining in the better weather.

An abundance of day to day amenities & attractions are all within walking distance to include local shops, parks, regular public transport links via bus & rail to name a few.

Both Belmont and Ballyhackamore Villages are close by whilst direct access in & out of Belfast City Centre is easily accessible for the daily commuter.

All in all a wonderful home, perfect for those seeking their first step onto the property ladder. Early consideration to view is strongly encouraged.

Covered Entrance Porch

Outside light. Composite front door with glazed inset to...

Entrance Hall

Ceramic tiled flooring.

Lounge

13'7" / 9 (4.14m / 9)

Into bay window. Original cast iron fireplace.

Laminated wooden flooring.

Dining Room

10'4" / 9'5" (3.15m / 2.87m)

Ample dining area. Under stairs storage.

Laminated wooden flooring.

Modern Fitted Kitchen

13'8" / 6'8" (4.17m / 2.03m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Built in storage cupboard with gas fired boiler. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12'8" / 10'5" (3.86m / 3.18m)

Laminated wooden flooring.

Bedroom Two

10'5" / 7'4" (3.18m / 2.24m)

Laminated wooden flooring.

Luxury White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Landing

Access to roof space. Partially floored with light and power. Velux window.

Outside

Forecourt to front. Enclosed private easy to maintain garden to rear in loose stones, feature deck area and paved patio area. Outside tap / light.

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.