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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**10 BROOKFIELD CLOSE**  
**GILFORD**  
**BT63 6JT**



**Three bedroom mid terrace home**  
**OFFERS AROUND £77,500**  
Viewing strictly by appointment only



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Number 10 is a fantastic three bedroom mid terrace home situated in Brookfield Close, Gilford. The property is ideally located within walking distance to Gilford village, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, living room, kitchen/dining area, three well appointed first floor bedrooms and easy access shower room. Externally the property boasts spacious low maintenance pebbled front garden. Rear garden laid in lawn surrounded by timber fencing. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

Part glazed entrance door with glazed side panel, enclosed storage cupboard, single panel radiator and carpet flooring.



### LIVING ROOM:

13' 6" x 11' 6" (4.11m x 3.51m) (At furthest points)

Front aspect living room with open fire in feature fireplace with electric fire inset, double panel radiator, vertical blinds and carpet flooring.



### KITCHEN/DINING AREA:

21' 5" x 9' 2" (6.53m x 2.79m)

A range of high and low level cupboards and drawers, space for cooker, fridge/freezer and washing machine. Part tiled walls, single panel radiator, vertical blinds, vinyl and carpet flooring.

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**LANDING:**

Enclosed storage cupboard and hot press, carpet flooring and access to roofspace.

**BEDROOM (1):**

13' 9" x 9' 0" (4.19m x 2.74m)

Front aspect double bedroom with enclosed storage cupboard, single panel radiator and vertical blinds.





**BEDROOM (2):**

14' 3" x 9' 0" (4.34m x 2.74m) (At furthest points)

Rear aspect double bedroom with enclosed storage cupboard, single panel radiator and vertical blinds.



**BEDROOM (3):**

10' 6" x 9' 6" (3.2m x 2.9m) (At furthest points)

Front aspect single bedroom, enclosed storage cupboards, single panel radiator and vertical blinds.



**BATHROOM:**

7' 0" x 5' 5" (2.13m x 1.65m)

Three piece white suite comprising easy access shower with electric shower, pedestal wash hand basin and wc. Part pvc wall panelling, non slip flooring, single panel radiator and extractor fan.



**OUTSIDE:**

Low maintenance pebbled front garden with shrubs and fencing. Fully enclosed rear garden laid in lawn with paved path surrounded by timber fencing. Communal parking area to rear of property.





EPC Certificate Number: 0436-3943-4209-7554-7200

#### SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1055 sq. ft.
- Three well appointed bedrooms
- Spacious front aspect living room
- Kitchen/Dining area with space for oven, fridge/freezer and washing machine
- Oil fired central heating
- Easy access shower room
- Rear garden laid in lawn
- Low maintenance pebbled front garden
- Communal parking area to rear of property
- Within walking distance of Gilford village
- Close to schools, shops and all local amenities
- Rates: £576.21
- EPC - D

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