



**22 Bingham Street,  
Bangor, County Down,  
BT20 5DW**

**Asking Price: £80,000**

## Property

### Description

Located in the heart of Bangor City Centre this mid terrace property is priced for full modernisation.

The accommodation comprises 2 bedrooms, 2 reception rooms, a kitchen, and a first-floor bathroom. Externally, there is a covered rear yard and additional garden area to the rear.

Given the nature of the work required, the property is only available to cash buyers.

### Entrance Porch

Hardwood front door, tiled entrance porch with glazed door to entrance hall.

### Entrance Hall

### Lounge

13'5" x 11'4" (4.1m x 3.45m)  
Tiled fireplace and hearth.

### Dining Room

11'9" x 10 (3.58m x 10)  
Tiled floor, tiled fireplace and hearth.

### Kitchen

12'2" x 8'3" (3.7m x 2.51m)  
Under stairs storage, access to rear yard.

### Rear yard

Covered and leading to rear garden area.

### First Floor Landing

Hot press.

### Bathroom

Feature cast iron fireplace.

### Bedroom 1

15'2" x 11 (4.62m x 11)

### Bedroom 2

10 x 9'6" (10 x 2.9m)

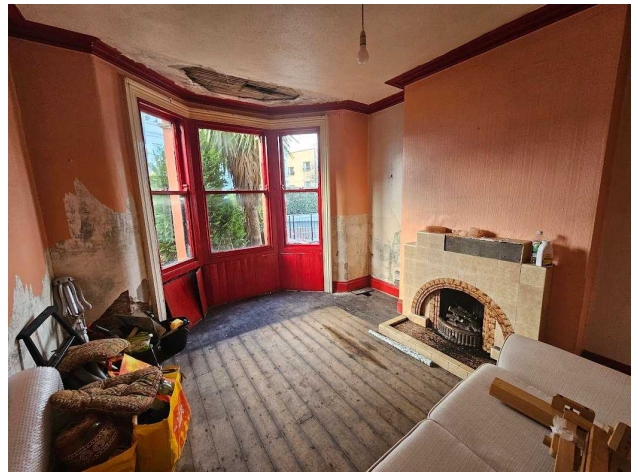
### Outside

Garden area to rear.

### Charges

Council Tax Band:

EPC Rating: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	14
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Reeds Rains Ltd - Bangor - N Ireland**  
Main Street, Bangor, County Down, BT20 5AG

T: 02891 463721  
E: [bangor\\_ni@reedsrains.co.uk](mailto:bangor_ni@reedsrains.co.uk)  
[reedsrains.co.uk](http://reedsrains.co.uk)

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,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.