



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	32
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Ashmount Grove,  
Belfast,  
County Antrim,  
BT4

**Guide Price: £87,500**

 **Reeds Rains**

reedsrains.co.uk

5 Ashmount Grove, Belfast, County Antrim, BT4

**Guide Price: £87,500**

EPC Rating: F

Situated just off the Holywood Road in East Belfast is this attractive mid terrace property.

operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

Internally will require complete refurbishment throughout and would be ideal for a cash investor or builder alike.

All Measurements  
All Measurements are Approximate.

Early inspection is advised.

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

**Covered Entrance Porch**

uPVC front door to...

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

**Lounge**

16'8" x 13'3" (5.08m x 4.04m)

**Kitchen Open Plan To Dining Area**

16'8" x 15'3" (5.08m x 4.65m)

**First Floor**

For full EPC please contact the branch.

**Bedroom One**

13'6" x 11'2" (4.11m x 3.4m)

**Bedroom Two**

10'3" x 9'9" (3.12m x 2.97m)

**Bathroom**

**Outside**

Fore court to front. Large enclosed garden area 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

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.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)