

RODGERS & BROWNE



39 Victoria Road
Holywood BT18 9BD

offers around £650,000



The Owner's Perspective:

"Being only a short walk from Holywood centre has many advantages - its great to be able to walk into the town for things, to go for coffee or to the restaurants without having to take a car - even the seashore is not far away and can be accessed easily via the underpass at the Priory.

Our house has plenty of space and we feel we have enhanced the house with the improvements we have made without spoiling the character. We hope those who view the house agree and that the new owners enjoy it as much as we have".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Glazed dining or sitting area



Period fireplace with cast iron and tiled inset

The facts you need to know...

Four Bedrooms, Four Reception Rooms.

Striking Kitchen With Granite Worktops & Appliances.

Double Glazed Vaulted Dining Conservatory.

Cloakroom, Bathroom & En Suite Shower Room.

Parking Space To Front And Rear.

Patio, BBQ Area & Garden To Rear With Sunny Aspect.

Gas Fired Central Heating.

Handsome Period Family Home With Considerable Character & Charm.

Beautifully Decorated & Presented.

Most Convenient 'Walk Into Town' Location.

Seashore Also Closeby Via Underpass.

Ideal For Professional Couple or Family

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

Flexible interior to suit home working



Stunning kitchen with granite worktops and glazed vaulted ceiling



Sitting room



Dining area



Cosy wood-burning stove

The property comprises...

GROUND FLOOR

Three steps up with original cast iron railings to...

Solid multi point locking front door, double glazed light panel over.

ENTRANCE HALL: Ceramic tiled floor, cornice ceiling and centre rose.

DRAWING ROOM: 14' 3" x 13' 3" (4.34m x 4.04m) Wooded outlook, storm shutters to windows, feature 'period' fireplace, cast iron and tiled inset, hardwood surround, cornice ceiling, centre rose, recessed lighting, double doors to...

SITTING ROOM: 11' 9" x 11' 3" (3.58m x 3.43m) Open to...

GLAZED DINING ROOM: 8' 0" x 8' 0" (2.44m x 2.44m) Double glazed vaulted ceiling, glazed screen with aluminium rail overlooking kitchen. Lovely views over rear garden to Glen.

LOWER RETURN:

BEDROOM (3): 11' 0" x 10' 3" (3.35m x 3.12m) Including...

ENSUITE SHOWER ROOM: Corner low flush wc, feature wash hand basin, ceramic tiled floor with drench shower and telephone hand shower, feature glass block walls and tiled walls, recessed lighting.



Main bedroom (1)

LOWER LEVEL

CLOAKROOM: Low flush wc, corner wash hand basin, tiled floor, built-in storage cupboards, plumbed for washing machine.

SITTING ROOM: 26' 6" x 13' 3" (8.08m x 4.04m) Built-in bookcase/CD storage, cornice ceiling, corbals, space for casual dining, multi fuel stove, steps down to double glass pane doors and...

STUNNING KITCHEN: 18' 0" x 11' 6" (5.49m x 3.51m) One and a half tub stainless steel sink unit, feature chrome mixer tap and spray wash, excellent range of Oak finish soft close drawers with cupboards above, metal handles, stainless steel Neff range cooker with double oven, 6-ring gas hob, stainless steel splash back, stainless steel cooker canopy and extractor, wine cooler fridge, recessed lighting, Neff dishwasher, ceramic tiled floor, granite worktops, feature 'butchers block' breakfast bar, vaulted two storey double glazed ceiling, Whirlpool 'American' fridge freezer in matching 'larder' unit with wine rack above, double glazed double French doors to patio and rear garden.

FIRST FLOOR RETURN

Double glazed velux window lighting, hall, stairs and landing.

BATHROOM: Panelled corner bath, tiled splash back, low flush wc, pedestal wash hand basin, raised corner shower cubicle, recessed lighting, metallic finish tiled shower area, metallic finish tiled floor, chrome towel rail, extractor fan.

LINEN CUPBOARD: Ferroli gas fired central heating boiler.

FIRST FLOOR

BEDROOM (1): 17' 3" x 13' 9" (5.26m x 4.19m) Including extensive built-in wardrobes, sliding mirrored doors, cornice ceiling, pleasant outlook to wooded grounds, storm shutters.

BEDROOM (2): 11' 3" x 10' 9" (3.43m x 3.28m) Including extensive range of built-in wardrobes, full length sliding mirrored doors.

SECOND FLOOR

BEDROOM (4): 17' 3" x 15' 0" Approx (5.26m x 4.57m) Double glazed velux windows, extensive range of painted built-in wardrobes, bookshelving, storage into eaves, recessed lighting.

OUTSIDE

Tarmac parking space to front, pavor parking to rear.

GARDENS:

Paved BBQ area. Garden in lawns, flowerbeds and fencing to rear. Sunny aspect and backing onto glen and mature trees.



Bedroom (3) with en suite



En suite



Main bathroom with bath and shower



Bedroom (2)

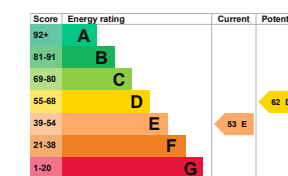
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'? Grade B2	●		
Is it in a conservation area?	●		
Is there a Tree Preservation Order?			
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?	●		
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	VARIOUS SUPPLIERS
Mains gas	VARIOUS SUPPLIERS
LPG	N/A
Mains water	MAINS WATER & DRAINS
Cable TV or satellite	VARIOUS PROVIDERS
Mobile Telephone	SIGNAL CAN BE SPORADIC
Broadband and speed	BT DOWNLOAD UP TO 1000BPS

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024 /2025 is c.£3,380.69

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Right hand side of Victoria Road just above junction with Brook Street



Rear garden with patio, barbecue area and additional parking space

Floor plan



Total Area: 222.9 m² ... 2399 ft² (excluding void)
All measurements are approximate and for display purposes only

RODGERS & BROWNE
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EXPERIENCE | EXPERTISE | RESULTS

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