



Three Bedroom End Terrace House Located In A Popular Area
Open Plan Kitchen/Dining Area
Ideal For Investors Or First Time Buyer



2 Gloucester Avenue, Portadown, Co Armagh BT63 5DS

- Entrance hall
- Lounge
- Grey Coloured Kitchen
- 3 Bedrooms
- Bathroom
- Large rear garden
- Oil fired heating
- Pvc double glazed windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £100,000

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Entrance hall

6' 3" x 3' 3" (1.91m x 0.99m) Pvc front door

Lounge

17' 0" x 10' 9" (5.18m x 3.28m) Laminate floor

Kitchen

16' 10" x 12' 7" (5.13m x 3.84m) L shaped kitchen with grey coloured high and low level units, electric cooker, extractor fan, 1½ bowl stainless steel sink, plumbed for washing machine, dining area, feature window at front, storage cupboard

1st Floor Landing

Two built in cupboards

Bedroom 1

11' 4" x 9' 4" (3.45m x 2.84m) Laminate floor

Bedroom 2

11' 0" x 8' 5" (3.35m x 2.57m) laminate floor, built in wardrobes, hotpress

Bedroom 3

8' 4" x 8' 0" (2.54m x 2.44m) Laminate floor

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., tiled walls, tiled floor

Outside

Brick paved area at front and side

Large rear garden laid in lawn with pebbled area at side

