



# 36 JOCELYN AVENUE

Belfast, BT6 9AX

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*Offers around* **£159,950**



MID TERRACE | 2  | 1  | 1 

We are delighted to bring to the market this beautiful bay fronted two-bedroom mid-terrace property located in the ever popular Woodstock/Cregagh Road area of Southeast Belfast.

## KEY FEATURES

- Close Proximity to Ormeau Road Providing Providing Ease of Access to a Range of Local Amenities
- Sitting on Main Arterial Transport Routes Leading to Belfast City Airport, Belfast City Centre and Further Afield
- Two Well Proportioned Bedrooms
- Open Plan living Dining Room with Dual Aspect Windows
- Bespoke Modern Fitted Kitchen with Integrated Appliances
- Fitted Family Bathroom with White Suite
- Enclosed Private Rear Courtyard, Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Families and Investors Alike
- Broadband Speed Ultrafast



## ROOM DETAILS

### *Ground Floor*

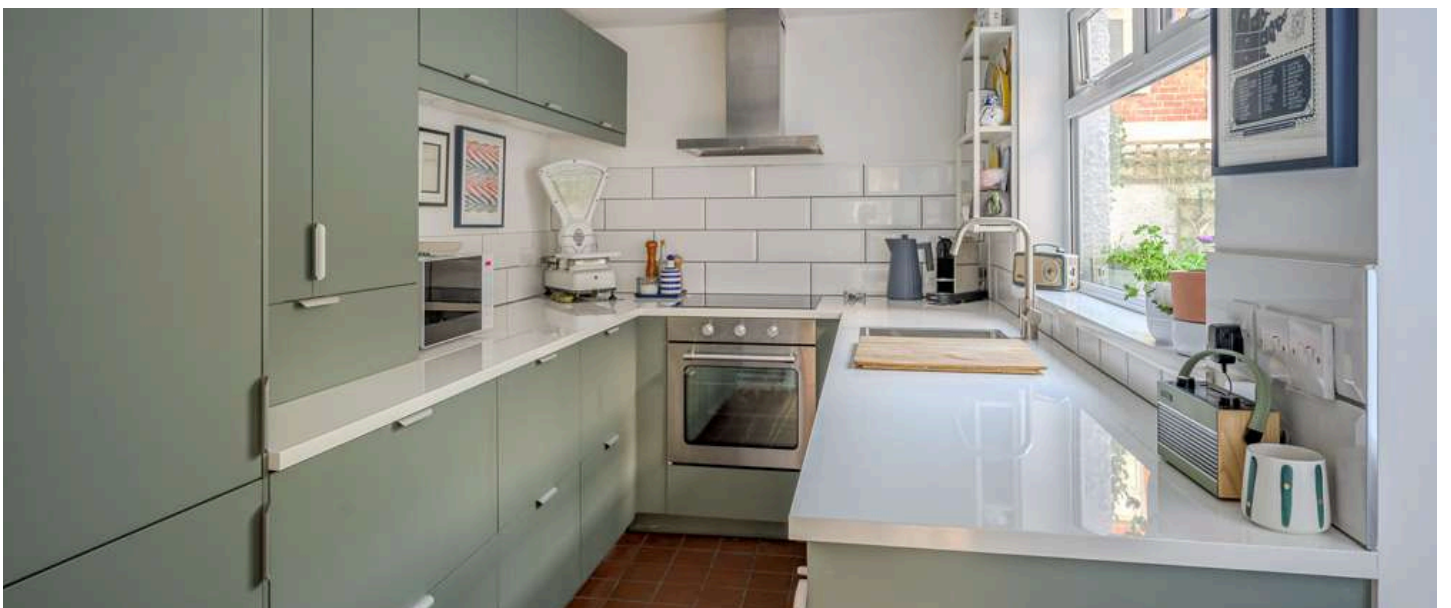
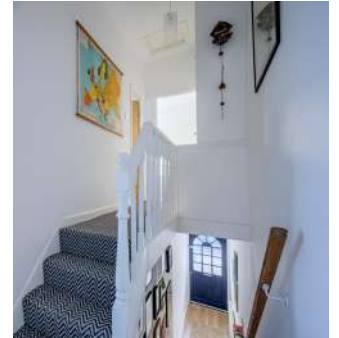
- Reception Hall
- Living/Dining Room  
22'9" x 10'6"
- Bespoke Fitted Kitchen  
12'9" x 7'11"

### *First Floor*

- Landing
- Partially Floored  
Roofspace
- Bedroom One  
13'4" x 10'7"
- Bedroom Two  
9'6" x 7'11"
- Family Bathroom

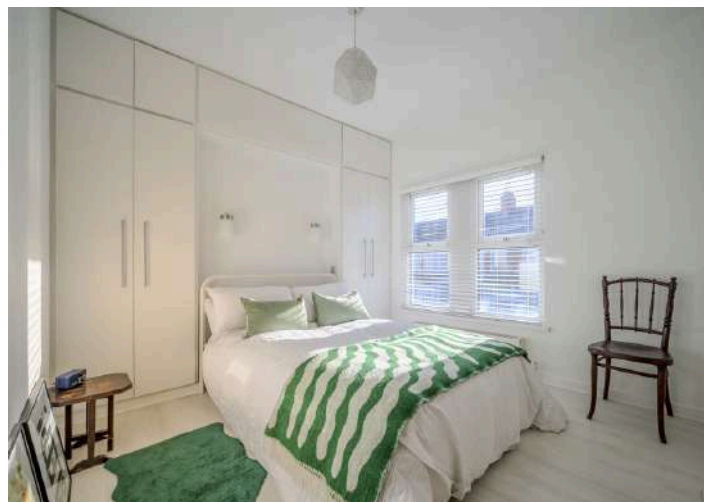
### *Outside*

- Rear Courtyard Laid in  
Concrete
- Access to Rear Alleyway
- Front Forecourt



## DIRECTIONS

*Travelling along the Castlereagh Road in the direction of Belfast City Centre, turn left on to Willowfield Street. Take the first left on to Euston Street, then the first right on to Jocelyn Avenue. Number 36 is located on the right hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	70	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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