



10 Frensham Road, Newtownards,
County Down, BT23 4BB

Asking Price: £155,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing by Appointment

DESCRIPTION

Reeds Rains are delighted to introduce to the market this semi detached chalet bungalow in the desirable Rosehill area of Newtownards. Ideally located just off Saratoga Avenue, the home is a short drive to the bustling town centre.

Although in need of updating this property provides the new home owner the opportunity to add their own touch and style throughout. The property is further enhanced with gas fired central heating and double glazing. To arrange your private appointment please contact Reeds Rains Newtownards on 028 9181 4144.

GROUND FLOOR

Entrance Hall

PVC door, tiled floor, hot press with gas boiler

Living Room

13'1" x 11 (4m x 11)

Dining Area

11'1" x 7' (3.38m x 2.13m)

View of Scrabo Tower

Kitchen

10'5" x 7'6" (Max) (3.18m x 2.29m (Max))

Range of high and low units and laminate work tops, stainless steel single drainer single unit with mixer tap, extractor fan, plumbed for washing machine, tiled floor and partially tiled walls. PVC door to rear.

Bedroom 3

9'8" x 9'2" (2.95m x 2.8m)

WC

Low flush WC. Tiled floor and partially tiled walls.

Bathroom

Recess spotlights, vanity wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over. Tiled floor and tiled walls

FIRST FLOOR

Landing

Storage space

Bedroom 1

12'6" x 11'1" (3.8m x 3.38m)

View of Scrabo Tower

Bedroom 2

10'9" x 9'3" (3.28m x 2.82m)

Front

Front garden laid in lawns with tarmac drive leading to detached garage.

Rear

Enclosed garden to rear laid in lawn with trees and shrubs.

Detached Garage

Up and over door with side access door.

Heating Type

Gas fired central heating (not tested).

Glazing type

Double glazed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

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

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