



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>	<b>65</b>	<b>73</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6 Queen Victoria Street,  
Belfast,  
County Antrim, BT5

Asking Price: £149,950

 Reeds Rains

reedsrains.co.uk



6 Queen Victoria Street, Belfast, County Antrim, BT5

**Asking Price: £149,950**

EPC Rating: D

We are delighted to present to the open market this well presented mid terrace property.

Internally the property has been finished to a high standard throughout by its present vendor with bright accommodation comprising three generous bedrooms, spacious through lounge dining room, fitted kitchen and bathroom with white suite. Further benefits include gas central heating, double glazed windows and enclosed yard to rear.

Ideally positioned just off the Bloomfield Avenue offering ease of access for city commuting and to George Best City Airport. The ever popular Belmont and Ballyhackamore villages and their wide range of day to day amenities to include popular restaurants and coffee shops are also close at hand.

Properties within this location when presented to the open market have a proven track record for creating strong demand.

Ideally suitable for first time buyer or investor alike. Early internal appraisal is strongly recommended.

#### **Accommodation**

Front door to entrance porch, laminate wooden floor, inner door leading to lounge.

#### **Spacious Through Lounge Dining Room**

21'2" x 13'6" (6.45m x 4.11m)

Laminate wooden floor, ample dining area, under stairs storage.

#### **Fitted Kitchen**

13'6" x 6'9" (4.11m x 2.06m)

Single drainer stainless steel sink unit with

mixer taps, excellent range of high and low level units, laminate work surfaces and tiled splash back, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, gas boiler, double glazed back door.

#### **First Floor**

##### **Bedroom One**

13'4" x 11'2" (4.06m x 3.4m)

Walk in robe with light.

##### **Bathroom**

Panelled bath with mixer taps, thermostatically controlled shower with overhead rainforest drencher, PVC splash back, dual flush close coupled WC, pedestal wash hand basin with mixer taps, half tiled brick effect walls, chrome heated towel rail.

#### **Second Floor**

##### **Landing**

Built in cupboard.

Access to roof space.

##### **Bedroom Two**

12'2" x 10'1" (3.7m x 3.07m)

Velux window.

##### **Bedroom Three**

10'7" x 7'8" (3.23m x 2.34m)

Velux window.

##### **Outside**

Enclosed yard to rear, partly covered with artificial grass, decking area, outside light and tap.

#### **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/contents>

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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For full EPC please contact the branch.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
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.