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APEX
PROPERTY AGENCY

FOR SALE
722 CLONMEEN
CRAIGAVON
BT65 4AY



Three bedroom mid terrace home

PRICE £55,000

Viewing strictly by appointment only



Number 722 is a fantastic opportunity to acquire a three bedroom mid terrace home situated in Clonmeen in Craigavon. Brimming with potential, this property requires renovation and modernisation and offers a vast opportunity for those looking a project, or investors looking to increase their rental portfolio. The property is conveniently located close to primary and secondary schools, shops, near to Rushmere shopping centre and South Lake leisure centre. Internally the property comprises hallway, kitchen/dining area and living room. Three well proportioned bedrooms and bathroom complete the first floor. Externally the property boasts fully enclosed rear garden surrounded by timber fencing. This property will appeal to investors or those looking a project and high interest is expected, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Wooden entrance door leading to L shaped hallway with two enclosed storage cupboards, single panel radiator and vinyl flooring.



KITCHEN/DINING AREA:

23' 2" x 8' 5" (7.06m x 2.57m)

A range of high and low cupboards and drawers, 1.5 stainless steel sink bowl and drainer, integrated oven and hob. Space for washing machine, single and double panel radiators, part tiled walls and vinyl flooring. Space for table and chairs. Patio door to rear garden.





LIVING ROOM:

13' 6" x 10' 8" (4.11m x 3.25m)

Rear aspect living room, double panel radiator and vinyl flooring.



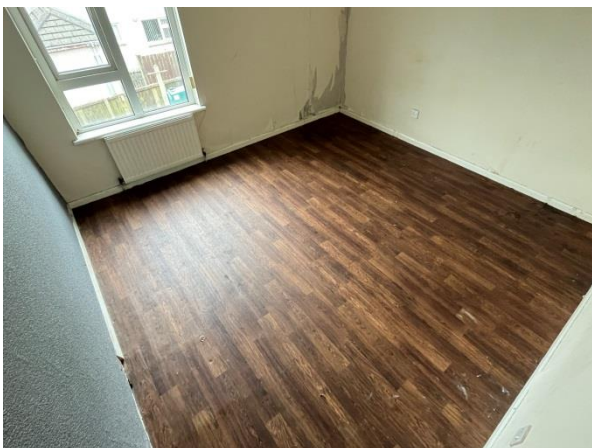
LANDING:

Enclosed storage cupboard, access to roofspace.

BEDROOM (1):

11' 2" x 10' 6" (3.4m x 3.2m)

Rear aspect double bedroom, single panel radiator and vinyl flooring.



BEDROOM (2):

15' 2" x 8' 3" (4.62m x 2.51m)

Rear aspect double bedroom with built in wardrobe and single panel radiator.

**BEDROOM (3):**

10' 1" x 7' 0" (3.07m x 2.13m)

Front aspect single bedroom with single panel radiator.

BATHROOM:

6' 2" x 6' 2" (1.88m x 1.88m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Tongue and groove wooden ceiling.

**OUTSIDE:**

Fully enclosed rear garden surrounded by timber fencing and gate. Front garden with enclosed shed, bedding area and paved path.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

EPC Certificate Number: 0439-9928-1000-0723-8296

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1044 sq. ft.
- Requires some renovation and modernisation
- Brimming with potential for those looking a project or investor looking to increase rental portfolio
- Short distance to Rushmere shopping centre and South Lake leisure centre
- Ideally located close to schools, shops and local amenities
- All services/appliances have not and will not be tested
- Chain free
- Rates: £414.47 per year
- EPC - E

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