


2 Croft Street, Bangor, County Down, BT20 3HU

Asking Price: £124,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £124,950

EPC Rating: D

Description

This end terrace property is well presented and offers 2 bedrooms and 1 reception room as well as a modern fitted kitchen and shower room with white suite. There is also an enclosed rear yard and additional low maintenance rear garden. The property will suit first time buyers and those looking for an investment property with a solid yield. Sold with no onward chain early viewing of this property with all its additional benefits is highly encouraged.

Entrance Porch

Hard wood front door, laminate wooden floor.

Living Room

11'11" x 11'5" (3.63m x 3.48m)

Laminate wooden floor, feature fireplace, recessed spotlights.

Kitchen

10'10" x 8'11" (3.3m x 2.72m)

Single drainer 1.5 stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring ceramic hob, extractor fan, plumbed for washing machine, laminate wooden floor, upvc double glazed door to rear yard.

Ground Floor Shower Room

White suite, fully tiled built in shower cubicle, thermostatically controlled shower unit, additional rain shower, dual flush wc, semi pedestal wash hand basin, ceramic tiled floor, recessed spotlights, extractor fan.

First Floor

Bedroom One

11'8" x 11'1" (3.56m x 3.38m)

Laminate wooden floor, recessed spotlights,

built in robe, cornice ceiling.

Bedroom Two

14'7" x 9'7" (4.45m x 2.92m)

Laminate wooden floor, recessed spotlights, cornice ceiling, airing cupboard - gas fired boiler.

Outside

Enclosed, paved rear yard, door with access to alley and separate low maintenance rear garden.

NB

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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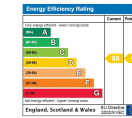
All Measurements
All Measurements are Approximate.

Laser Tape Clause

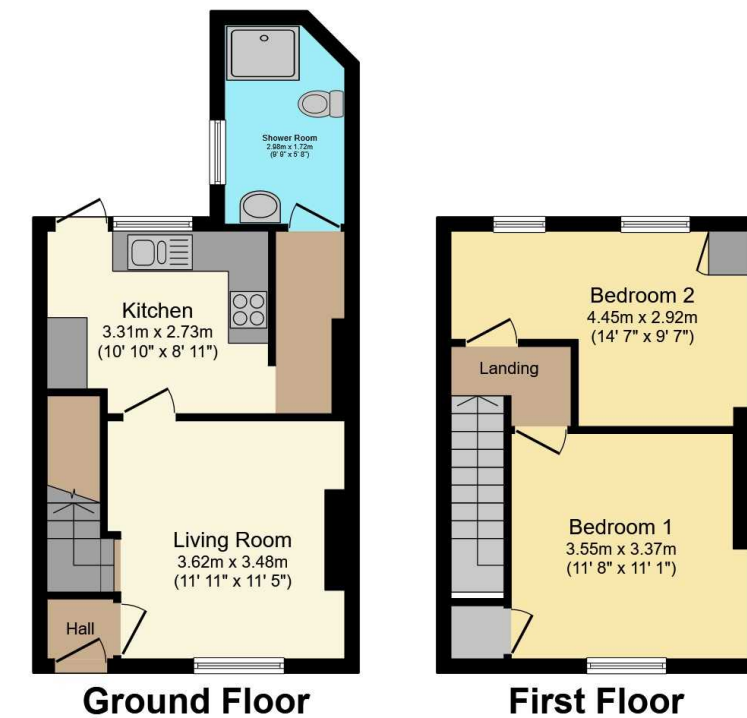
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 62.2 m² (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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