



Canberra Gardens,

**Price £79,950**



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# Canberra Gardens, Newtownards, County Down

**Price £79,950**

Property Address: 38 Canberra Gardens, Newtownards, BT23 4RN. We advise that an offer has been made for the above property in the sum of £80,950. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Reeds Rains, 2 Frances Street, Newtownards, BT23 4JA. Agents Telephone Number: 02891 814 144. End terrace property set in a popular residential area on the periphery of Newtownards. This property will appeal to first time buyers and investors alike. There are a number of amenities close by including a primary school, convenience store and post office. Local public transport into Newtownards town centre is also available. Internally comprising of a bright lounge, spacious kitchen / diner, three bedrooms and a bathroom in white suite. The property is further enhanced with gas fired central heating (not tested) and double glazing. To arrange your viewing of this property please contact Reeds Rains on 028 9181 4144 EPC D57.

## GROUND FLOOR

### ENTRANCE HALL

Pvc entrance door. Laminate flooring.

### LIVING ROOM

4.32m x 4.22m (at widest) (14'2" x 13'10" (at widest))  
Laminate floor. Double radiator.

### KITCHEN

3.61m x 3.07m (11'10" x 10'1")  
Range of high and low level units with laminate work top. Stainless steel sink unit with mixer tap. Plumbed for washing machine / dishwasher. Tiled floor. Part tiled walls. Single radiator.

### BACK HALL

3.89m x 1.47m (12'9" x 4'10")  
Gas boiler (not tested). Pvc door to rear.



For full EPC please contact the branch

## FIRST FLOOR

### LANDING

Hot press.

### BATHROOM

1.85m x 1.80m (6'1" x 5'11")  
White suite comprising low flush WC, panelled bath with shower over and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome towel radiator.

### BEDROOM 1

3.30m x 3.12m (10'10" x 10'3")  
Built in wardrobe. Laminate flooring. Double radiator.

### BEDROOM 2

3.66m x 3.28m (at widest) (12'0" x 10'9" (at widest))  
Laminate flooring. Single radiator

### BEDROOM 3

2.51m x 2.77m (at widest) (8'3" x 9'1" (at widest))

## EXTERNAL

Garden to front in lawn with enclosed paved yard to rear.

## HEATING TYPE

Gas fired central heating (not tested).

## GLAZING TYPE

Double glazed.

## SERVICES CONNECTED

Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

