



3 AVA AVENUE, BELFAST, BT7 3BN

- A Mid Terrace Property Situated Just Off The Ormeau Road Close To Local Shops, Restaurants, Cafes And Ormeau Park
- Entrance Hall With Original Plaster Cornice And Corbels
- Lounge With Bay Window
- Dining Room With Laminated Timber Floor
- Fitted Kitchen
- Four Bedrooms
- Shower Room With Quadrant Shower Cubicle
- Partial Gas Fired Central Heating System With Worcester Combi Boiler

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF:RM220622HG

- Majority PVC Double Glazed Windows
- Rear Yard/Paved Patio Area

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Ceramic tiled floor. Hardwood and glazed entrance door.

ENTRANCE HALL:

Original plaster corbels and cornice.

LOUNGE:

4.42m (14'6") x 3.24m (10'8")

Measurement taken into bay window. Ceramic tiled floor.



DINING ROOM:

3.38m (11'1") x 2.90m (9'6")

Laminated timber floor and built in cupboard with Worcester gas fired combi boiler.



FITTED KITCHEN:

4.29m (14'1") x 2.03m (6'8")

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor.



FIRST FLOOR:

BEDROOM (1):

4.40m (14'5") x 3.36m (11'0")

Cast iron and tiled bedroom fireplace. Pine floor. Original plaster cornice and ceiling rose.



BEDROOM (2):

3.36m (11'0") x 2.62m (8'7")

Measurement taken to widest points. Laminated timber floor. Built in robe

SHOWER ROOM:

Quadrant shower cubicle. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush wc. Laminated timber floor. Tiled walls.



SECOND FLOOR:

BEDROOM (3):

4.4m (14'5") x 3.36m (11'0")

Measurement to include built in robes.

BEDROOM (4):

3.4m (11'2") x 2.21m (7'3")

Cast iron and decorative fireplace. Velux roof window.



OUTSIDE:

Small front garden. Enclosed rear yard/paved patio area. Outside store with light.

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2022 to March 2023 £1139.04

DIRECTIONS:

From Ormeau Road turn into Ava Avenue, number 3 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



3 Ava Avenue

Approximate Gross Internal Area
Ground Floor = 41.6 sq m / 448 sq ft
First Floor = 36.4 sq m / 392 sq ft
Second Floor = 30.4 sq m / 327 sq ft
Store = 6.2 sq m / 67 sq ft
Total = 114.6 sq m / 1234 sq ft

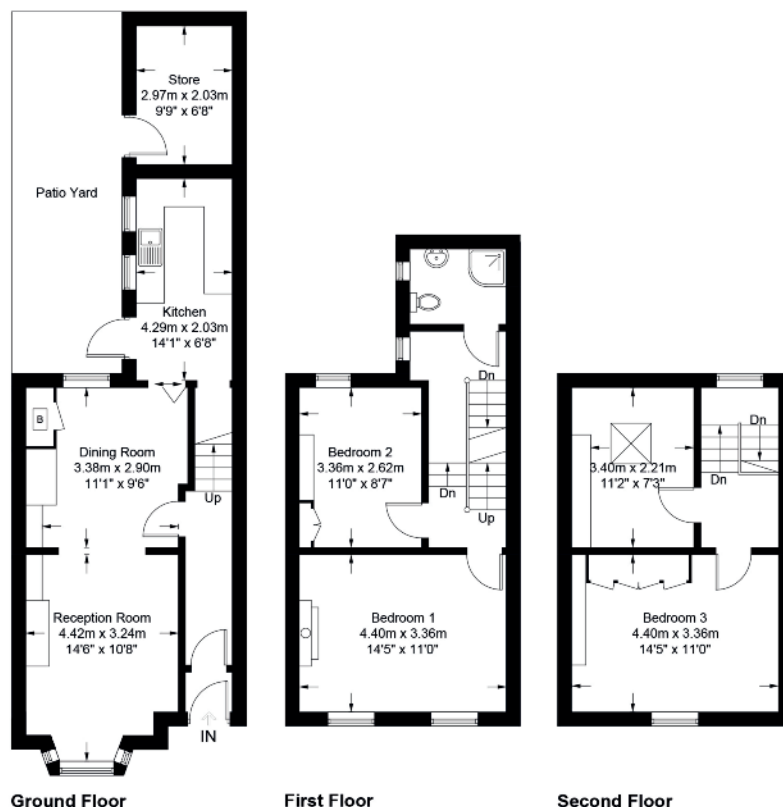


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID871643)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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