

45 Talbot Street Newtownards BT23 4EG



Offers around £99,950



Key Features

- Ideal investment opportunity
- Property being sold with tenant in situ
- Well presented two-bedroom mid terrace property
- Situated within walking distance to Newtownards town centre
- Open plan living and dining space
- Enclosed rear yard
- Separate large rear garden
- Oil fired central heating
- Double glazing
- Early viewing recommended



Summary

Investa (N.I.) are delighted to bring to the market this well presented two bedroom mid terraced property which is closely located to Newtownards town centre, with easy access to all local amenities and public transport routes to Bangor and Belfast.

This property is an ideal investment opportunity for any investor as it is being sold with a tenant in situ until March 2024.

The ground floor of the property comprises of an open plan living, kitchen and dining area and the kitchen is fully fitted with built in oven, hob, fridge and dishwasher. There is access from the kitchen via double patio doors to the rear of the property.

The first floor benefits from two spacious bedrooms and family bathroom with electric shower over the bath.

The property further benefits from oil fired central heating and double glazing.

Externally the property benefits from an enclosed front yard, enclosed rear yard, storage areas and access to a large garden.



The property comprises of:

Living and Kitchen Area

6.1m x 4.1m

Bedroom 1

4.1m x 3.1m

Bedroom 2

2.8m x 2.3m

Bathroom

1.8m x 1.6m

Landing

1.9m x 1m



EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

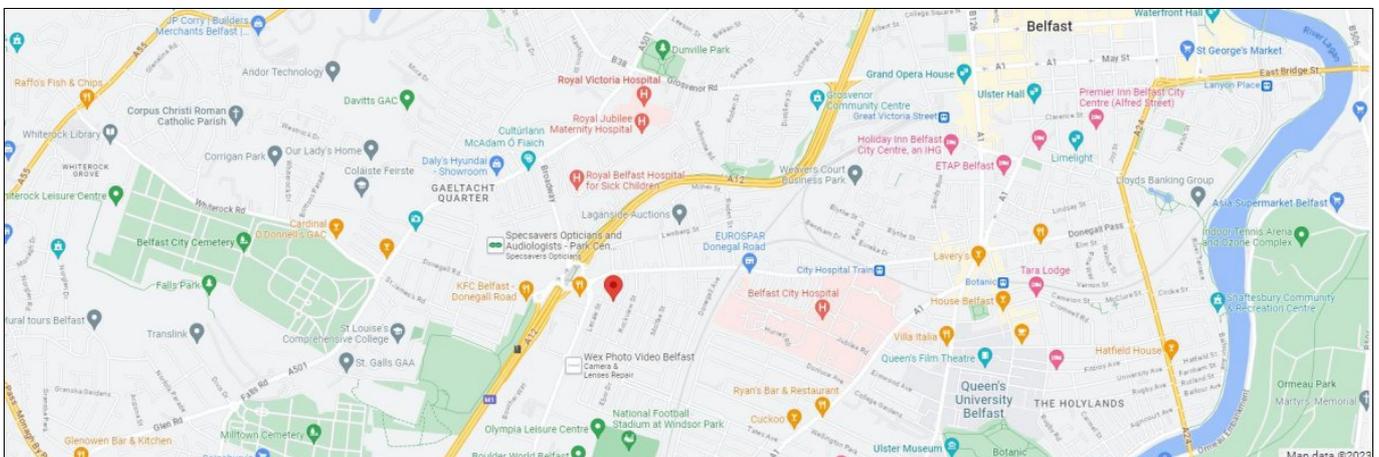


Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



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