



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

3 Bruce Avenue | Comber, BT23 5BW
OFFERS OVER £119,950

**Scan for Property Details
and to Arrange a Viewing**





Property Features

- Mid Terrace Situated in a Popular Residential Location in Comber
- Three Well Proportioned Bedrooms
- Master Bedroom with Built in Wardrobes and Additional Storage Cupboards
- Bedroom Three with Built in Wardrobes
- Spacious Lounge with Open Fire and Ample Dining Area
- Kitchen with a Range of High and Low Level Units and Outlook onto the Rear Garden
- White Suite Family Bathroom
- Upvc Double Glazing Throughout
- Oil Fired Central Heating
- Front Garden Laid in Stones with Walkway to Front Door
- Fully Enclosed Rear Garden Laid in Lawn with Separate Patio Area Ideal for Entertaining, Young Children and Pets Alike
- Ideal for the First Time Buyer, Young Professional, Family and Investor Market Alike
- Walking Distance to Comber Town Centre Boasting A Varied Range of Local Amenities
- Ease of Access to Public Transport Links and Road Networks for Commuting to Belfast and Newtownards
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Entrance Hall

Lounge
14'4" x 15'

Kitchen
20'1" x 16'10"

Family Bathroom

First Floor

Landing

Bedroom One
16'1" x 9'10"

Bedroom Two
9'10" x 13'9"

Bedroom Three
8'8" x 8'1"

Outside

Decorative Stoned
Front Garden

Fully Enclosed Rear
Garden

Storage Sheds

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

This terrace property is located in a popular residential location within walking distance to Comber Town Centre. Comber boasts a varied range of shops, restaurants, leisure facilities, local schools and amenities. The location also provides ease of access to public transport links and road networks for commuting to Belfast and Newtownards.

This property offers well-proportioned accommodation throughout and would be ideally suited for the first-time buyer, young professional, investor and family market alike.

Accommodation comprises in brief of spacious lounge with open fire, fitted kitchen, white suite family bathroom and three well-proportioned bedrooms. Further benefits of the property include oil fired central heating & double glazing throughout.

Externally to the front the garden is laid in stones with walkway leading to the front door. The rear garden is laid in lawn with feature paved patio and seating area, ideal for outdoor entertaining, young children and pets alike. Additionally, there are two outside storage rooms, one which is currently utilised as a utility room.

With so many great attributes we expect demand to be high for this property and recommend your earliest possible viewing.



Directions

Travelling along Bridge Street take a right onto De Wind Drive. Bruce Avenue is the 2nd turning on the right where Numer 3 is then located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			71
(55 - 68) D			
(39 - 54) E		48	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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