

RODGERS & FINNEY

Estate agents and letting specialists

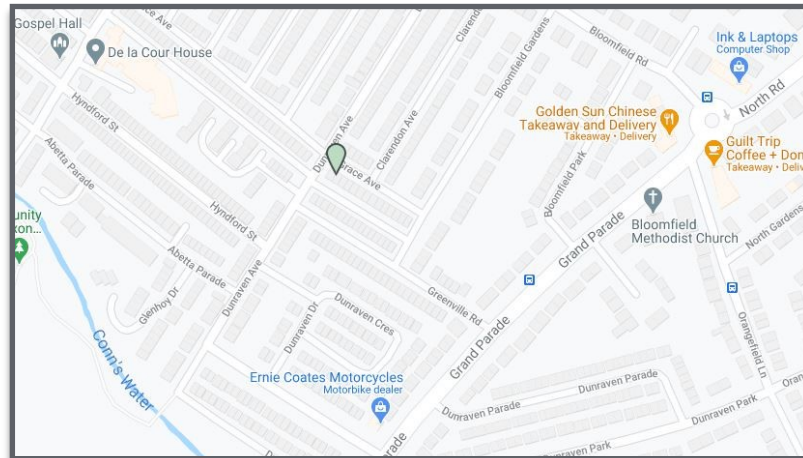
77 Grace Avenue Belfast BT5 5JJ



OFFERS AROUND
£119,950

LOCATION

From Bloomfield Road, turn onto Dunraven Avenue, take the first left onto Grace Avenue and number 77 is on your right hand side.



EFFICIENCY RATING (EPC)

Current D58 Potential D64

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

RATES

The rates assessment for the year 2019/2020 is approx. £637.44 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE

AWARD WINNING



DISCLAIMER

These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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& FINNEY**



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letting specialists**

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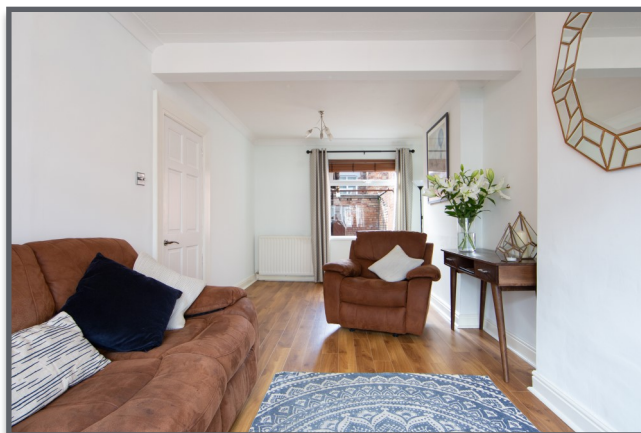
251 Upper Newtownards Road,

Belfast, BT4 3JF

www.rodgersandfinney.co.uk

info@rodgersandfinney.co.uk

- Attractive Red Brick Bay Fronted Terrace
- Popular Residential Location in Bloomfield
- Open Plan Living / Dining Room
- Good Sized Kitchen to Rear (Extended)
- Three First Floor Bedrooms
- Third with Fitted Robes used as Dressing Room
- Shower Room with Contemporary White Suite
- Fixed Staircase to Floored Roof Space
- Potential to be used as Home Office
- Gas Fired Central Heating / uPVC Double Glazed
- Enclosed Rear Patio Garden with Sunny Aspect
- Public and Private Transport Links Nearby
- Close to Regenerated Comber Greenway and Parks
- Primary and Secondary Schools within Walking Distance
- Ideal First Time Buy or Investment Property



THE PROPERTY COMPRISES:

Ground Floor

LIVING/DINING ROOM: 21' 12" x 9' 12" (6.70m x 3.04m)

KITCHEN: 19' 1" x 7' 9" (5.81m x 2.37m)

First Floor

BEDROOM (1): 9' 10" x 9' 12" (3.01m x 3.04m)

BEDROOM (2): 9' 10" x 8' 10" (3.00m x 2.68m)

BEDROOM (3): 5' 12" x 5' 7" (1.82m x 1.69m)
Built-in wardrobes and shelving, carpeted floor.

SHOWER ROOM: 6' 2" x 5' 4" (1.87m x 1.63m)

Second Floor

FLOORED ROOF SPACE: 15' 11" x 7' 12" (4.85m x 2.43m)



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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