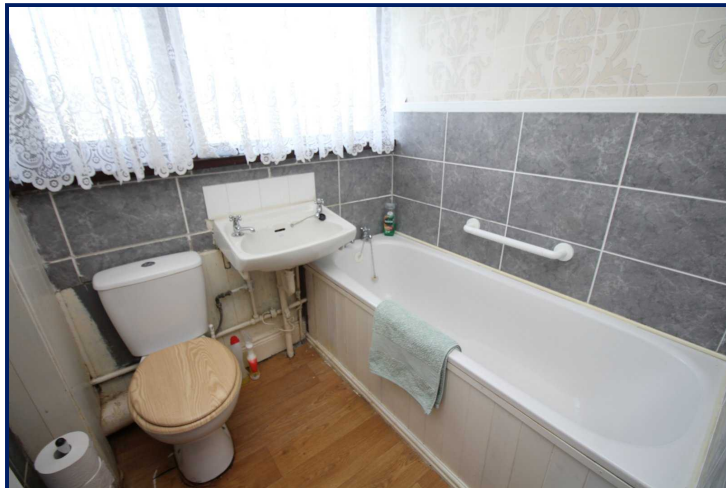




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



2 Dobbs Park, Carrickfergus,  
BT38 8DF

Offers in the region of:  
£110,000

 Reeds Rains

[reedsrains.co.uk](http://reedsrains.co.uk)



## 2 Dobbs Park, Carrickfergus

### Description

Neatly presented end terrace property situated in a convenient location just a short walk to a host of amenities including Carrickfergus Marina, Cinema, shopping facilities and primary school. An ideal starter home the well planned interior offers two separate reception rooms, fitted kitchen, three bedrooms and a white bathroom suite. The property benefits from a gas fired central heating system and double glazed windows. Situated on an excellent corner site this is an ideal home for both the first time buyer and young family. An internal viewing can be arranged through Reeds Rains on 02893 351727.

### Entrance Hall

### Lounge

12'9" x 12' (3.89m x 3.66m)

### Dining Room

12'2" x 10.'0'7" (3.7m x 10.'0.18m)

### Kitchen

7'7" x 7'5" (2.3m x 2.26m)

Range of fitted high and low level units. Single drainer stainless steel sink unit. Part tiled walls and tiled floor. Built in storage cupboard.

### First Floor Landing

### Bedroom 1

12'1" x 10'5" (3.68m x 3.18m)

### Bedroom 2

12'9" x 10'3" (3.89m x 3.12m)

Laminate wooden floor. Storage cupboard with gas boiler.

### Bedroom 3

10' x 8'7" (3.05m x 2.62m)

### Bathroom

White suite comprising panelled bath, wash hand basin and low flush wc. Part tiled walls.

### Excellent Corner Site

Situated on a corner site laid in lawn. Well enclosed low maintenance rear garden.

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements are Approximate.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.