

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	44
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

10 Baroda Parade, Belfast, County Antrim, BT7

Asking Price: £139,950

 **Reeds Rains**

reedsrains.co.uk

Baroda Parade, Belfast, County Antrim, BT7

Asking Price: £139,950

EPC Rating: F

Viewing by appointment.

DESCRIPTION

An excellent opportunity to purchase a two bedroom red brick end of terrace, situated just off the bustling Ormeau Road in South Belfast!

The property is in need of modernisation throughout, but has been priced accordingly and offers the lucky purchaser to put their own stamp on the home and make it their own.

Internally, on the ground floor, the home comprises a bright family room, a spacious separate dining room and a kitchen. The first floor offers a large master bedroom which has been separated in to two rooms by a stud wall. If preferred, this can be easily removed to return the room to it's original size. There is also a very generous second bedroom and a bathroom with white suite. Externally, there is a small garden area to the front, and to the rear you will find a sheltered yard, with a door leading to even further yard space.

The property benefits from being within walking distance from many local amenities, including Ormeau Park & Dunnes Stores which can both be found on your doorstep. The shops, cafe's, restaurants and bars along the Ormeau Road are also a short walk away from the home. Belfast City Centre is also within walking distance, and can also be reached within 10 minutes by car or bus.

We expect extremely high levels of demand due to the location of the property and the potential it offers, and would therefore recommend viewing at your earliest convenience to avoid any disappointment.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with glazed front door and laminate flooring.

Living Room

A bright and spacious living room with bay window, electric fire with tiled inset and ceiling cornicing.

Dining Room

The dining room has a laminate floor and under-stair storage, and leads through to the kitchen.

Kitchen

The kitchen has a good range of units, large basin with mixer taps, and a glazed door leading to a sheltered rear yard.

FIRST FLOOR

Bedroom One

The main bedroom has been separated in to two by a stud wall. Depending on preference, you could keep this the way it is, or remove the stud wall to provide a much larger master bedroom. The bedroom also has a beautifully maintained original feature fireplace.

Bedroom Two

An excellent double bedroom with laminate flooring and an outlook to the rear of the property.

Bathroom

The bathroom has a three piece suite to include a low flush wc, basin with antique style taps, and a panelled bath with mixer taps and a connected handheld shower head.

OUTSIDE

There is a small garden to the front, and to the rear there is a sheltered yard area with outside tap and light, with a door leading to a further yard space.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney

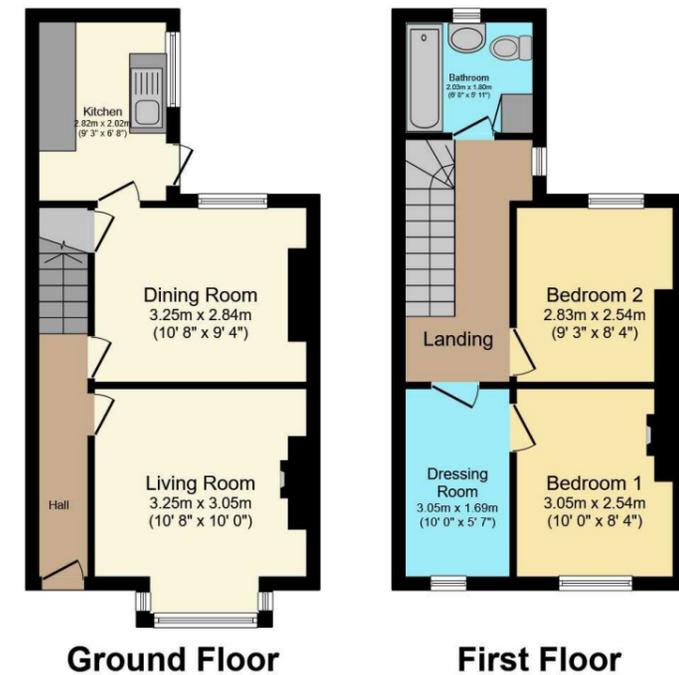
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All Measurements
All Measurements are Approximate.

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.



Total floor area 65.4 sq.m. (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk