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residential



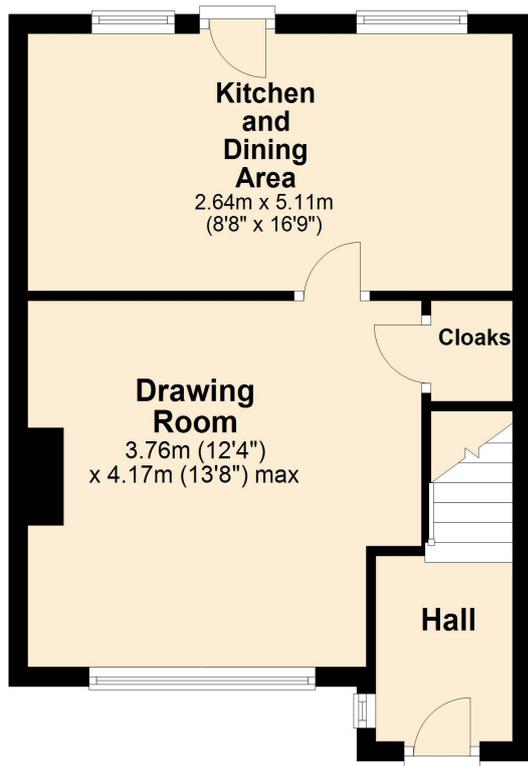
**14 CLAREMONT DRIVE**  
Moira, BT67 0SE

Offers around  
**£114,950**

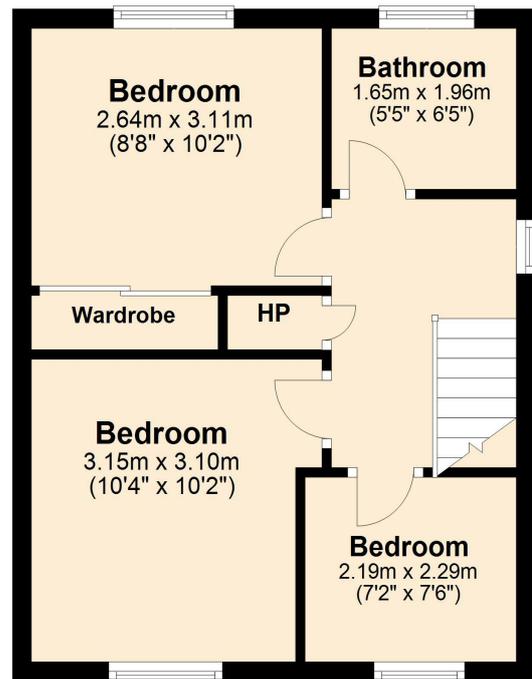




## Ground Floor



## First Floor



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.  
Plan produced using PlanUp.



## Description

A very attractive semi-detached home wonderfully positioned with an open aspect to the front and convenient to the village amenities as well as Moira Primary School and Rowandale Integrated Primary School. The property is well presented and features a contemporary fitted kitchen as well as a modern bathroom. The generous rear gardens are enclosed to the rear, having a good sized lawn and a patio area. A tremendous opportunity for first time buyers or investors alike.

## Features

- Attractive semi-detached home
- Entrance hall with stairs to the first floor accommodation
- Drawing room with feature fireplace
- Downstairs walk in cloakroom
- Open plan kitchen with dining area and solid wood fitted high and low level units
- Three bedrooms, one bedroom with fitted wardrobe and mirror sliding doors
- White bathroom suite comprising bath with electric shower above, WC and wash hand basin
- PVC double glazed windows
- Oil fired central heating
- Driveway to the side
- Gardens front and rear, rear garden with lawn and patio area
- Open aspect to the front

## Key Information

<b>Tenure:</b>	Leasehold
<b>Ground Rent:</b>	£ 30 per year
<b>Rates:</b>	£ 723.05 per year as of 17/7/19
<b>Service Charge:</b>	NIL
<b>Floor area:</b>	875 sq.ft. approx (Land and Property Services)

## Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

## Location

From main street Moira, take meeting street. Turn right into Rawdon Place, proceed, and then take a right on to Claremont Drive

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		68
<b>E</b> 39-54	45	
<b>F</b> 21-38		
<b>G</b> 1-20		
<i>Not energy efficient - higher running costs</i>		



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