



30 University Avenue, BT7 1GY

Offers Over £250,000

We are pleased to present this excellent three storey mid terrace property located on University Avenue within easy walking distance to Queens University and Belfast City Hospital. The property benefits from being in an area of high rental demand making this an ideal opportunity for investors. Gas heating and PVC double glazing are both in place. With H.M.O approval the current rental return is £1,500 per month equating to £18,000 per annum. Viewing is recommend as demand for similar property has been high recently.

- Attractive Red Brick Mid Terrace Property
- Comfortable Living Room
- Currently Let at £1,500 pcm / £18,000 per annum
- PVC Double Glazed Windows
- H.M.O Approved
- Six Double Bedrooms
- Kitchen & Dining Room
- Three Shower Rooms
- Gas Fired Central Heating
- EPC D56

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	70
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Hardwood front door. Understairs storage

LIVING ROOM 14'11 x 11'11 (4.55m x 3.63m)



Laminate floor. Electric fire.

BEDROOM ONE 10'7 x 10'2 (3.23m x 3.10m)



Laminate floor.

DINING 10'3 x 9'0 (3.12m x 2.74m)



Tiled Floor.

KITCHEN 9'7 x 9'4 (2.92m x 2.84m)



Range of high and low level units with formica work surfaces. Plumbed for washing machine, stainless steel sink unit with mixer tap, 5 ring gas hob with built in oven, extractor fan, part tiled walls and tiled floor.

UTILITY ROOM 7'3 x 2'7 (2.21m x 0.79m)

Ideal Gas boiler, Plumbed for washing machine and tiled floor.

SHOWER ROOM

White suite comprising low flush WC, pedestal wash hand basin, shower cubicle with shower, towel rail, fully tiled walls and tiled floor.

ON THE FIRST FLOOR

BEDROOM TWO 16'5 x 8'6 (5.00m x 2.59m)



Laminate floor.

SHOWER ROOM 9'4 x 3'0 (2.84m x 0.91m)



White suite comprising low flush WC, pedestal wash hand basin, shower cubicle with electric shower, part pvc cladded walls and wood floor.

BEDROOM THREE 10'7 x 10'4 (3.23m x 3.15m)



Laminate floor.

SHOWER ROOM 5'11 x 6'0 (1.80m x 1.83m)



White suite comprising pedestal wash hand basin, shower cubicle with thermostatic shower, part tiled walls and tiled floor.

BEDROOM FOUR 9'4 x 9'2 (2.84m x 2.79m)



Laminate floor.

ON THE SECOND FLOOR

BEDROOM FIVE 10'7 x 10'4 (3.23m x 3.15m)



Laminate floor.

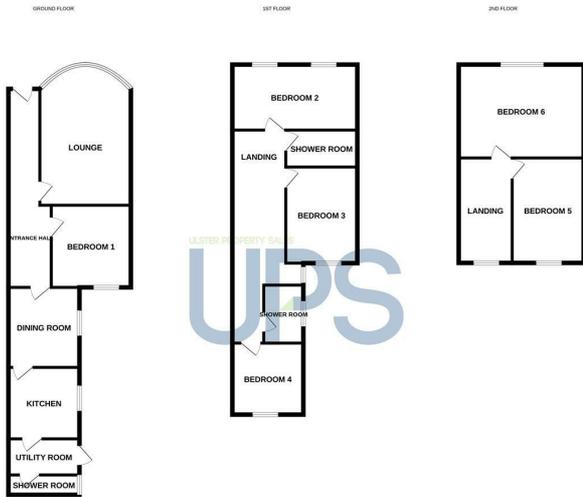
BEDROOM SIX 16'5 x 12'1 (5.00m x 3.68m)



Laminate floor.

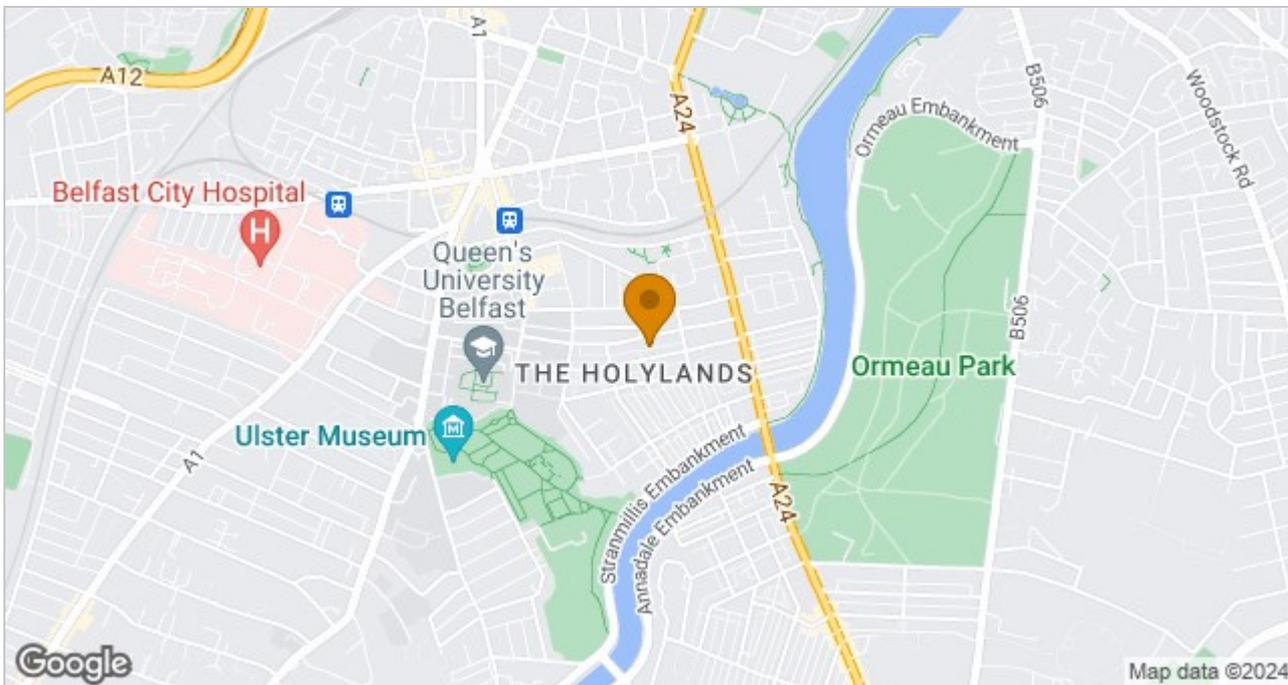
OUTSIDE
Enclosed rear yard.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, roads and any other details are approximate and not guaranteed. It is for your own use only and should not be used as a basis for any property purchase. The Agency, its agents and any other persons named herein do not accept any liability for any errors or omissions. Map data ©2024

Area Map



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