



NICHOLAS  
RESIDENTIAL



## 23 Kensington Avenue

Belfast BT5 5JN

Asking price £117,500

Welcome to 23 Kensington Avenue!

This is a great opportunity to purchase a chain free mid terraced property ideally located in the heart of East Belfast. The location is within walking distance of both Connswater Shopping Centre and the many social and recreational amenities offered in Ballyhackamore. This property is sure to be attractive to investors or first time buyers who are looking to make a house their own.

Downstairs comprises a welcoming entrance hall, an open plan living/dining area with under stair storage and a fitted kitchen with a range of high & low level units. Upstairs are two double bedrooms and a family three piece bathroom suite. There is an enclosed yard to the rear.

Rates for the property: £739.08 per year.

Call 02890 388383 to arrange your personal viewing today!

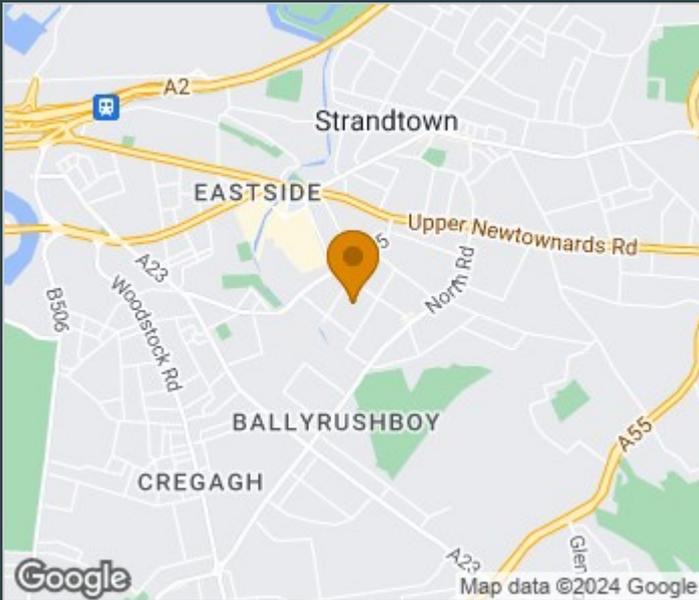
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free mid terrace property located off the Bloomfield Road
- Attractive buy for investors & first time buyers
- Open plan living/dining area
- Fitted kitchen with a range of high & low level units
- Two double bedrooms
- Three piece family bathroom suite
- Gas fired central heating
- Enclosed yard to rear
- Rates £739.08 per year
- Walking distance to Connswater Shopping Centre & Ballyhackamore Village



## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	<b>65</b>
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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