



OFFERS AROUND
€127,500

Recently Modernised Two Bedroom End Terrace in Comber Town Centre

This recently modernised two bedroom end terrace property is situated in the heart of Comber town centre, offering both convenience and comfort. With gas heating and double glazing throughout, this home is both energy efficient and cosy. The property features two spacious upstairs bedrooms and a well-appointed bathroom, making it ideal for

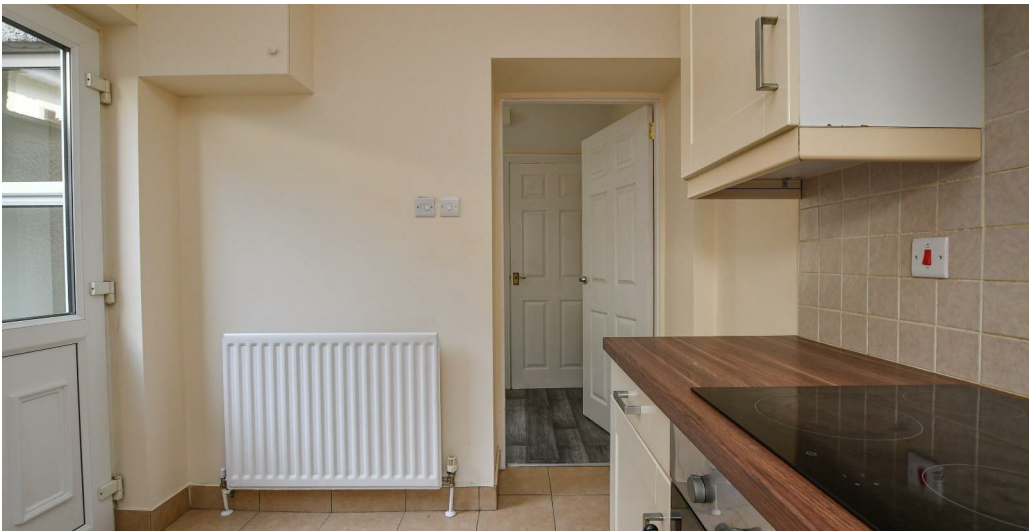
small families or professionals.

The enclosed rear yard provides a private outdoor space, perfect for relaxing or entertaining. Its central location ensures easy access to all the amenities that Comber has to offer, including local shops, cafes, and transport links.

With its contemporary updates and sought-after location, this property presents a fantastic opportunity for first-time buyers or anyone seeking to enjoy the vibrant town centre lifestyle. Don't miss out on this charming home with the potential for easy maintenance and modern living.



PROPERTY FEATURES



- Modern End Terrace Property Situated In The Heart of Comber Town Centre
- Two Spacious Bedrooms
- Well-Appointed Bathroom
- Enclosed Rear Yard Provides A Private Outdoor Space
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Central Location With Convenient Access To All The Amenities That Comber Has To Offer, Including Local Shops, Cafes And Transport Links

THIS PROPERTY COMPRISES

Hallway

2'10 x 6'9

Living Room

18'1 x 15'5

Porch

3'5 x 2'10

Kitchen

9'11 x 7'10

Storage

2'11 x 6'11

Bedroom 1

15'8 x 11'3

Bedroom 2

9'1 x 8'7

Bathroom

7'10 x 9'11

Landing

6'6 x 6'1

Directions

Located off the Ballygowan Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold
Ground Rent - Approximately £60 per annum

Rates - Understood to be approximately £913.70 per annum

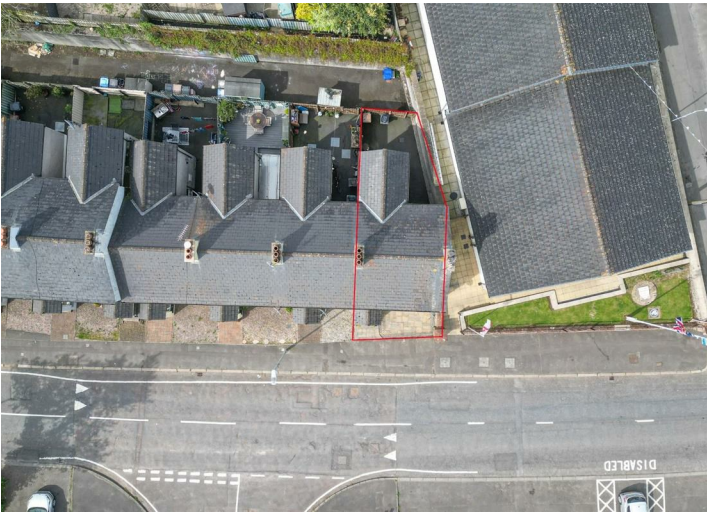
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.