

47 Railway Street Newtownards, BT23 5HG

Offers around £127,500



VICTORIA
PINKERTON

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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

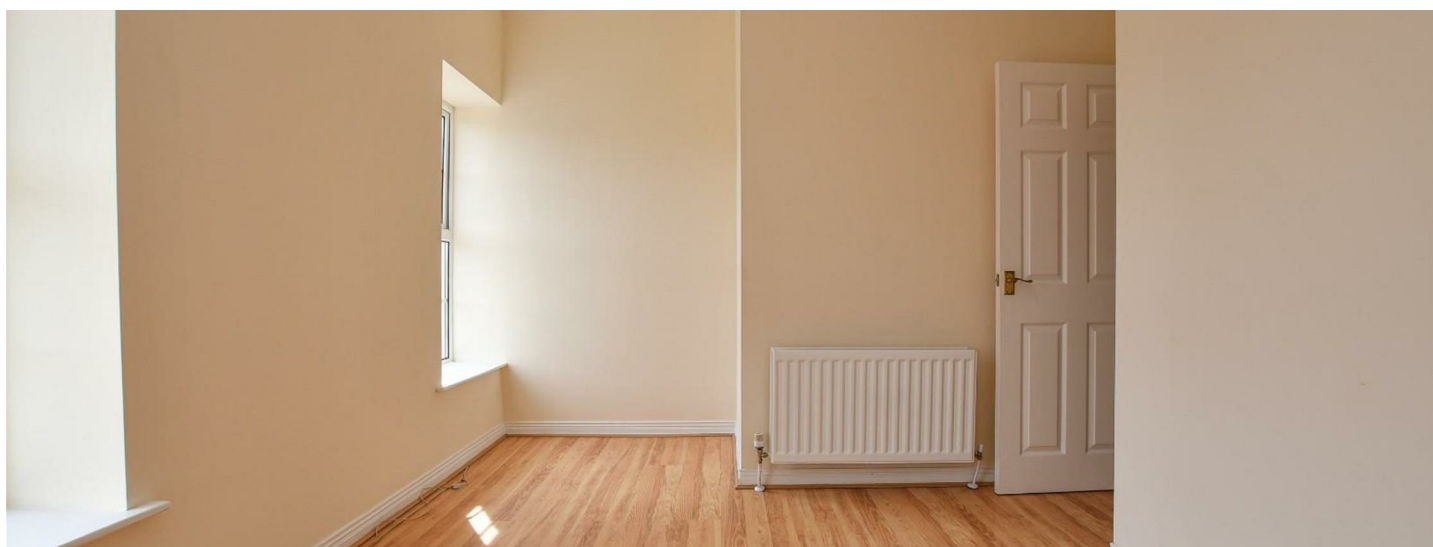
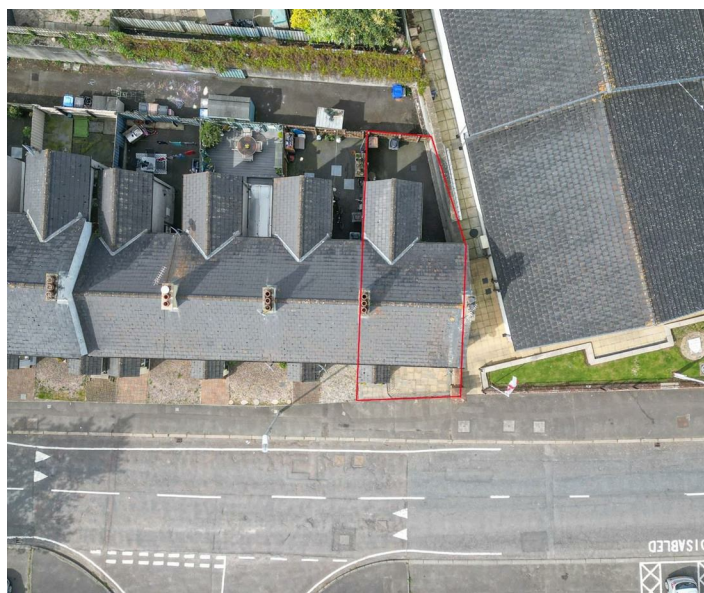
first-time buyers or anyone seeking to enjoy the vibrant town centre lifestyle. Don't miss out on this charming home with the potential for easy maintenance and modern living.





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







PROPERTY MEASUREMENTS

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

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'.



WHAT3WORDS: word.word.word

VICTORIA PINKERTON

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