

**Tim Martin**  
— .co.uk



**37 Railway Street  
Comber  
BT23 5HG**

**Offers Around  
£132,500**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A beautifully presented mid terrace property, perfect for the first time buyer, young couple or investor, situated close to Comber village and public transport.

Fitted with oil fired central heating and uPVC double glazing, the accommodation comprises of a spacious lounge, modern fitted kitchen, two good sized bedrooms and shower room, fitted with a modern white suite. Outside, there are enclosed rear gardens, which are laid out in lawn with a paved patio area, allowing for excellent entertaining space. There is also off street parking located to the rear.

Comber village is only a short stroll away, boasting many local boutiques, coffee shops, restaurants and an excellent choice of primary and secondary schools. Situated close to the Comber by-pass, Dundonald, Newtownards, Ulster Hospital, Belfast city airport and Belfast city centre are all easily accessible.

## FEATURES

- Beautifully Presented Mid Terrace Property – Perfect for the First Time Buyer
- Spacious Lounge with Open Fire
- Two Excellent Sized Bedrooms
- Shower Room Fitted with a Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Enclosed Rear Gardens with Off Street Parking
- Within Walking Distance to Comber Village, Public Transport and Schools
- Convenient Commute to Newtownards, Dundonald, Ulster Hospital, Belfast City Airport and Belfast City Centre

## **Entrance Hall**

Glazed Upvc entrance door; wood strip floor.

## **Lounge**

**11'3 x 11'0 (3.43m x 3.35m)**

(Maximum measurements)

Tiled fireplace with matching hearth; open fire; painted wood fire surround; tv aerial connection point; wood strip floor; under stair storage cupboard.

## **Kitchen**

**12'10 x 6'5 (3.91m x 1.96m)**

Good range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Indesit electric under oven with Diplomat 5 ring gas hob; concealed extractor fan under pull out canopy over; space for fridge / freezer; space and plumbing for washing machine; formica worktops; tiled splashback; tiled floor; glazed Upvc door to rear.

## **Stairs To First Floor / Landing**

Access to roofspace (via slingsby type ladder).

## **Bedroom 1**

**12'11 x 11'4 (3.94m x 3.45m )**

(maximum measurements)

Built-in storage cupboard; wood laminate floor.

## **Bedroom 2**

**7'3 x 6'8 (2.21m x 2.03m )**

Wood laminate floor.

## **Shower Room**

**6'8 x 5'3 (2.03m x 1.60m)**

Modern white suite comprising separate tiled shower cubicle with Triton electric shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; pedestal wash hand basin with mono mixer tap; tiled splashback; part tiled walls; tiled floor.

## **Outside**

Enclosed front garden laid out in lawn in artificial grass; enclosed and spacious rear garden laid out in lawn.

Spacious paved patio area; off street parking to rear; PVC storage tank; oil fired boiler; outside light and water tap.

## **Capital Rateable Value**

£77,500. Rates Payable = £708.12 per annum (approx)

## **Tenure**

Leasehold

## **Ground Rent**

N/A

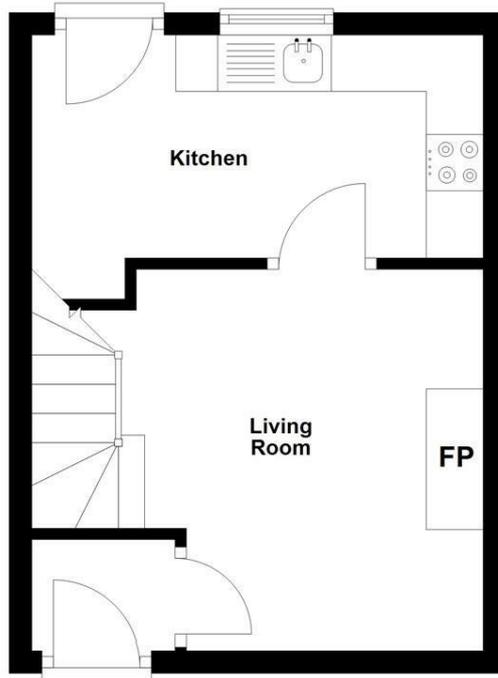






## Ground Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



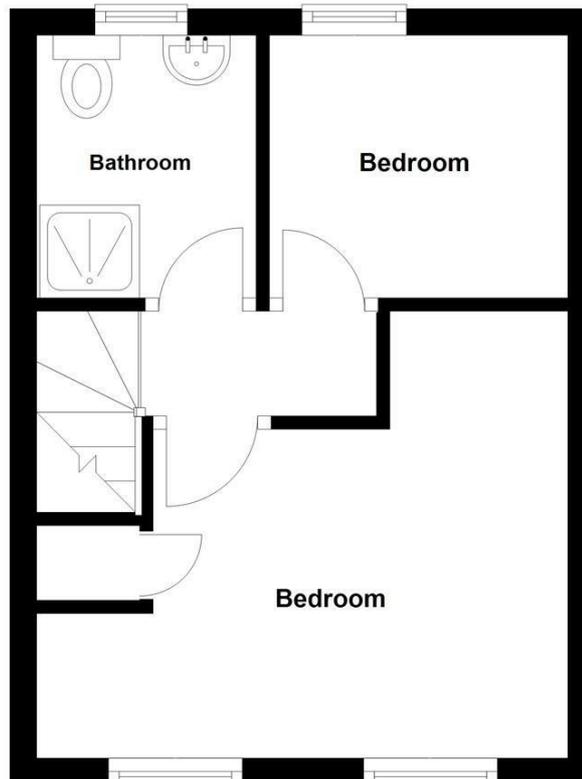
Total area: approx. 44.8 sq. metres (482.3 sq. feet)

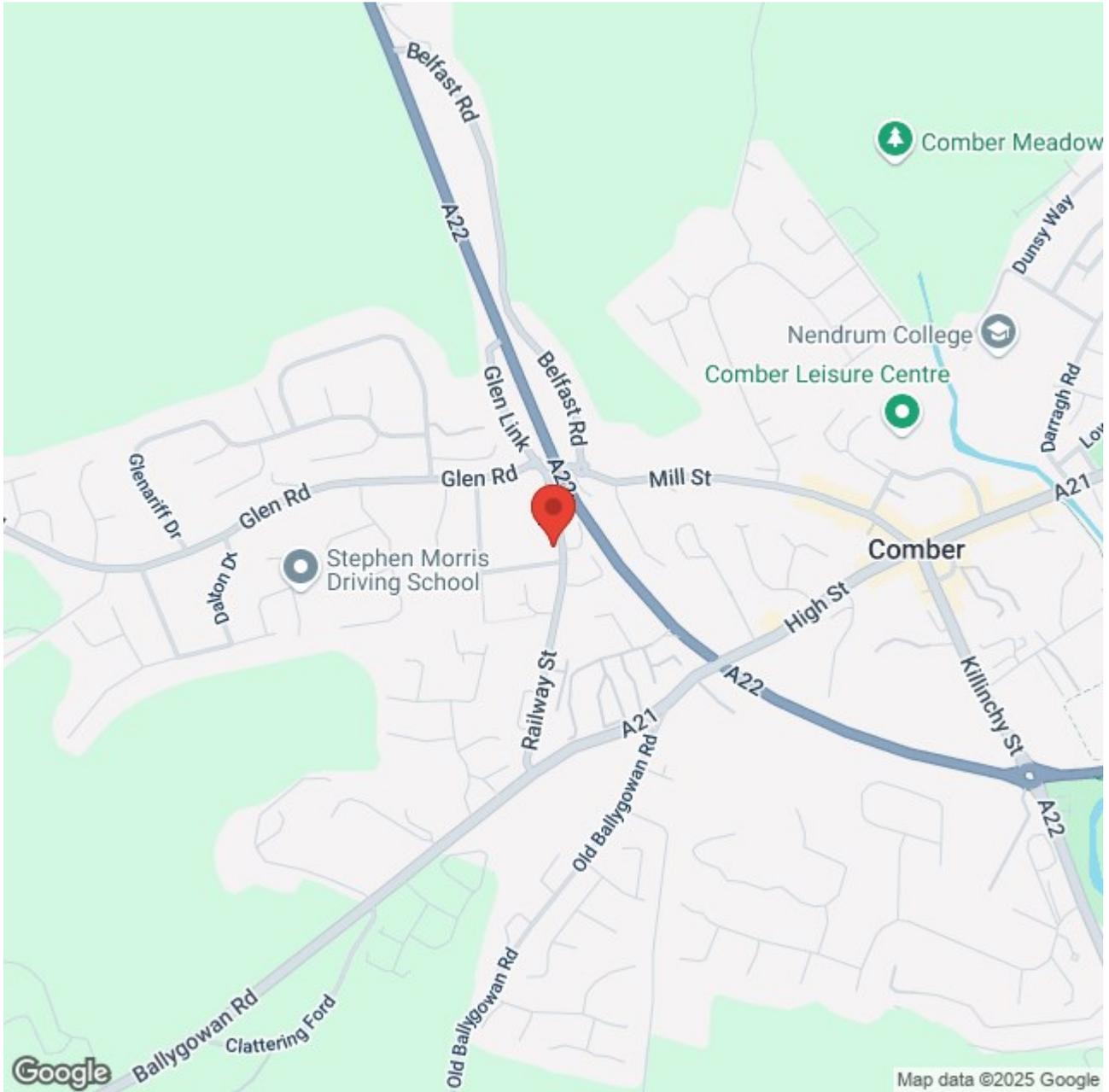
Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**37 Railway Street, Comber**

## First Floor

Approx. 22.2 sq. metres (239.0 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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