



## 13 Canberra Gardens , Newtownards, BT23 4RN

A good straight forward mid terrace property that would make an excellent first time buy or buy to let investment.

The property follows a traditional layout for the area with 3 first floor bedrooms, all with built in storage, and a modern shower room whilst the ground floor offers a lounge, a kitchen/diner and a separate rear hallway. A popular alteration is to knock the kitchen and hallway into one to add to the kitchen space.

The property benefits from uPVC double glazing and Phoenix gas central heating.

Externally there is a lawned garden to the front, with brick wall and communal green beyond, plus an enclosed yard to the rear with double gates offering off street parking and access to the communal parking area beyond.

Rental value currently in excess of £700 per month representing nearly an 9% gross annual yield.

Viewing recommended.

**Offers Around £92,500**

# 13 Canberra Gardens

, Newtownards, BT23 4RN



- Mid terrace property
- Kitchen/Diner
- Phoenix gas central heating
- Affordable first home or buy to let rental purchase
- 3 bedrooms
- Shower room
- Garden to front in lawn with communal green beyond
- Lounge with rustic mock fireplace
- Mahogany effect uPVC double glazing & fascia
- Enclosed yard to rear with off street parking

## Entrance

### Entrance Hall

10'5 x 4'10 (3.18m x 1.47m)

### Lounge

14'3 x 13'10 (4.34m x 4.22m)

### Kitchen/Diner

12 x 10'1 (3.66m x 3.07m)

### Rear hallway

10'5x4'10 (3.18mx1.47m)

### Landing

### Shower room

6'2 x 5'6 ( 1.88m x 1.68m)

## Bedroom 1

11'10 x 10'8 (3.61m x 3.25m)

## Bedroom 2

10'9 x 10'4 (3.28m x 3.15m)

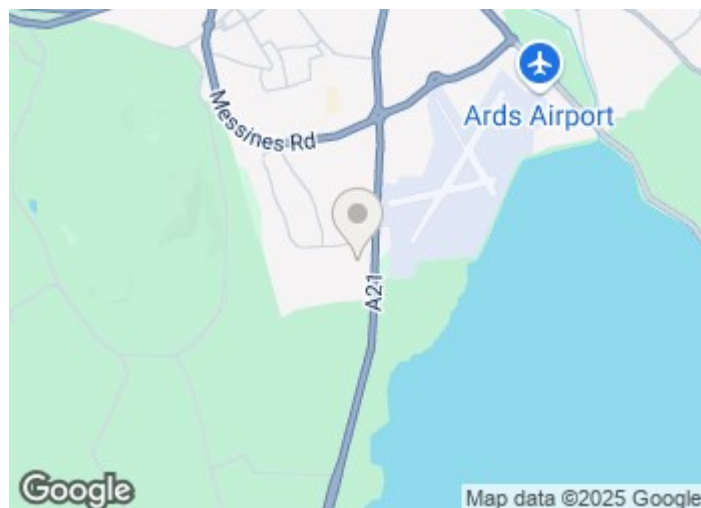
## Bedroom 3

8'10 x 8'2 ( 2.69m x 2.49m)

## Outside

## Tenure

## Property misdescriptions



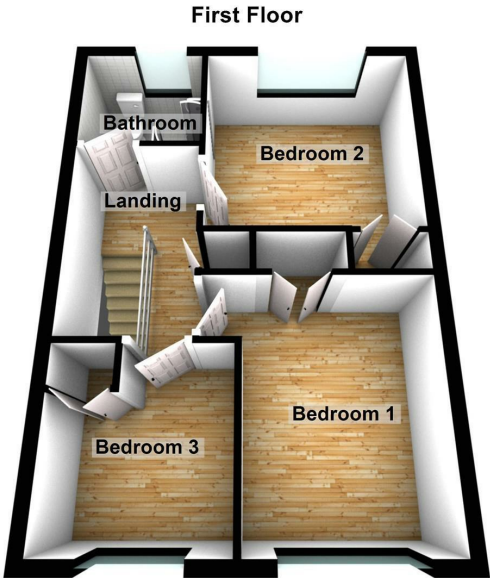
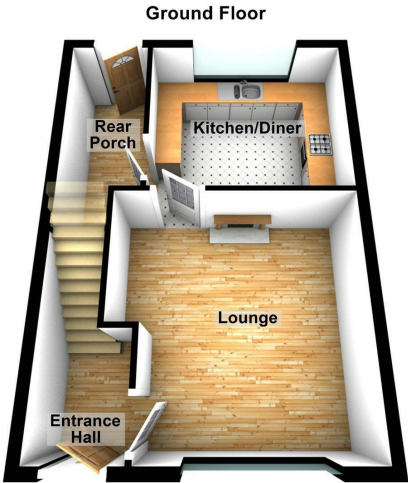
## Directions

Travelling out of Newtownards along Comber Road turn right into Belnheim Road (West Winds Estate) then first left into Canberra Gardens. Proceed to the end of the cul de sac and the rear of number 13 is on the right.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

