



## 7 Edenderry Terrace

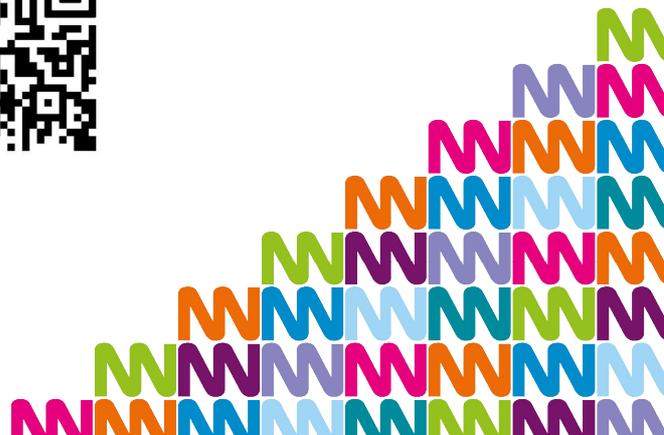
Banbridge  
BT32 3AE

Offers In The  
Region Of  
£65,000

- Mid Terrace House
- Two First Floor Bedrooms
- Ground Floor Bathroom - Recently Replaced
- Modern Fitted Kitchen
- Good Sixed Lounge with Laminate Flooring
- Oil Fired Central Heating
- Rear Hall Utility Area
- Small Enclosed rear Yard with Additional Garder
- On Street Parking
- Cash Buyers Only Please - EPC 22F



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         | 61        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F | 22      |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |





Mid terrace home in good condition with good sized lounge, fitted kitchen with additional utility area and ground floor bathroom which has been recently renovated. Two good sized first floor bedrooms. Convenient location close to shops, schools and town centre.



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### GROUND FLOOR

Entrance hallway with wood flooring leading to the lounge with grey laminate flooring, fireplace with electric fire inset. Following onto the kitchen, fitted with a good range of high and low level units with space for appliances. Rear hallway plumbed for washing machine with bathroom beyond, recently renovated and fitted with W.C, wash hand basin and bath with Shower overhead.

### FIRST FLOOR

Landing with fresh carpet leading into two good sized bedrooms.

### OUTSIDE

Small enclosed yard to rear with an additional garden beyond, currently overgrown but extends to a great garden with some works required. Currently holds a garage.

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

For any enquiry relating to this property, please contact

**Leanne Glover**

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### Banbridge Branch

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### General Enquiries

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7 Edenderry Terrace, Banbridge

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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