



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 69 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

77 Ravenscroft Avenue,
Belfast,
County Antrim,
BT5

Asking Price: £129,950

Reeds Rains

reedsrains.co.uk

77 Ravenscroft Avenue, Belfast, County Antrim, BT5

Asking Price: £129,950

EPC Rating: D

Ideally positioned within this popular residential location, is this spacious mid terraced property.

Internally the property offers bright accommodation comprising, three bedrooms, spacious through lounge dining room, fitted kitchen and shower room with white suite.

Additional benefits include gas central heating, double glazed windows and doors and enclosed yard to rear.

The property is within walking distance of a wide range of day to day amenities with public transport links for city commuting also easily accessible.

Ideally suitable for a first time buyer or investor alike, early consideration to view is strongly recommended.

Accommodation

Front door, entrance hall, laminate wooden floor, under stairs storage.

Through Lounge Dining Room

21'3" x 9'9" (6.48m x 2.97m)
Laminate wooden floor, bay window.

Fitted Kitchen

17'6" x 5'5" (5.33m x 1.65m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, plumbed for washing machine, cooker space, extractor fan, laminate wooden floor, plumbed for dishwasher, door to yard.

First Floor

Landing

Built in store, access to roof space.

Bedroom One

10'5" x 9'4" (3.18m x 2.84m)
Laminate wooden floor.

Bedroom Two

9' x 8'5" (2.74m x 2.57m)
Laminate wooden floor.

Bedroom Three

7' x 6'4" (2.13m x 1.93m)
Laminate wooden floor.

Shower Room

White suite, fully tiled built in shower cubicle with electric shower unit, pedestal wash hand basin with mixer taps, dual flush close coupled WC, chrome heated towel, ceramic tiled floor, fully tiled walls.

Outside

Forecourt to front.
Enclosed covered yard to rear.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.