



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 Humber Court,
Belfast,
County Antrim,
BT4

Asking Price: £134,950

reedsrains.co.uk

5 Humber Court, Belfast, County Antrim, BT4

Asking Price: £134,950

EPC Rating: C

We are delighted to present to the open market this well presented mid terrace property.

Internally the property offers bright accommodation throughout comprising three bedrooms, lounge with fireplace, fitted kitchen open plan to dining area and shower room with white suite.

Additional benefits include ground floor cloakroom, gas central heating and double glazed windows and doors.

Externally there are low maintenance well tended gardens and off street car parking to rear.

The property is ideally positioned just off Dee Street and offers excellent convenience to a wide range of day to day amenities with public transport links for city commuting and George Best City Airport also easily accessible.

We have no doubt that this property will create an early interest on today's market. Ideally suitable for first time buyer or investor alike. Early internal viewing is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor, built in storage cupboard.

Lounge

15'6" x 11'3" (4.72m x 3.43m)
Wooden fireplace with marble inset and hearth, cornice work, picture rail, laminate wooden floor.

Fitted Kitchen Open Plan To Dining Area

17'7" x 7'5" (5.36m x 2.26m)
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, glazed display cabinets, tiled splash

back, ceramic tiled floor, half wood panelled walls, plumbed for washing machine, built in oven and four ring ceramic hob, extractor fan.

Inner Hallway

Laminate wooden floor, uPVC double glazed back door.

Ground Floor Cloakroom

White suite, close coupled WC, wash hand basin with mixer taps.

First Floor

Landing

Slingsby ladder to roof space.
Walk in store with hanging rails, airing cupboard with gas boiler.

Bedroom One

11'3" x 10'2" (3.43m x 3.1m)
Laminate wooden floor, picture rail.

BedroomTwo

11'7" x 6'5" (3.53m x 1.96m)
Laminate wooden floor, picture rail.

Bedroom Three

11'7" x 6'5" (3.53m x 1.96m)
Laminate wooden floor, picture rail.

Shower Room

White suite, built in shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with mixer taps, half tiled walls, chrome heated towel rail, ceramic tiled floor, tongue and groove ceiling recessed spotlights, dual flush close coupled WC.

Outside

Front garden in artificial grass and shrubs.
Enclosed low maintenance garden to rear, paved patio area, artificial grass, covered off street parking, outside light and tap.

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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.

For full EPC please contact the branch.

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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.