

## 17 St. Clares Avenue, Newry, BT34 1HF



**Asking Price £145,000**



New to the market!

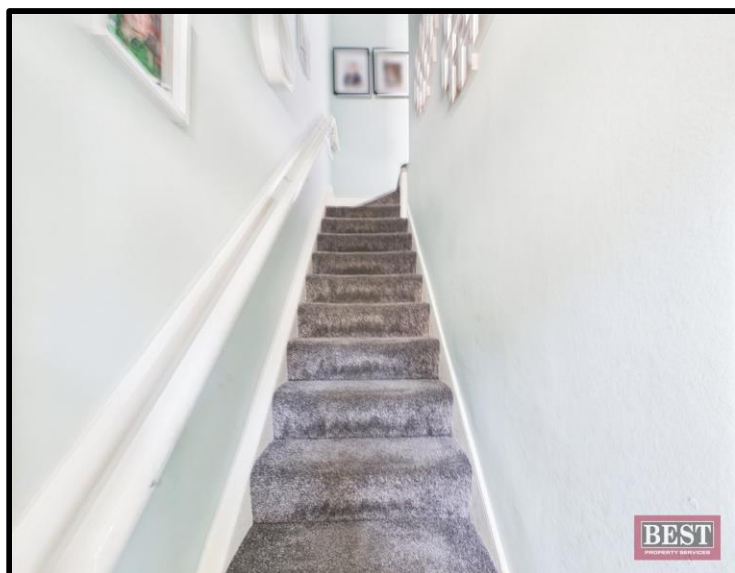
This is a superb opportunity to purchase a first home or a very rentable investment located close to Newry City Centre and just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within easy walking distance of Newry City Centre, Shopping Precinct and all local amenities.

On the ground floor there is an entrance hall with carpet flooring on the stairwell. The lounge is located to the front of the house and has a feature fireplace with an open fire. There is a kitchen/dining area located to the rear of the property and has a range of upper and lower level units and electrical appliances included and plumbed for a washing machine. The family bathroom is to the rear and consists of a white three piece suite with tiled flooring and shower over bath with a shower screen. On the first floor there are three generous sized bedrooms fully carpeted.

To the rear there is an easy to maintain enclosed garden laid in lawn and a patio area and store.

Viewing is highly recommended!

- EXCELLENT THREE BEDROOM END TERRACE TOWN HOUSE FOR SALE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Family Bathroom.
- First Floor Accommodation: Landing, Three generous sized bedrooms.
- Gas Fired Central Heating. Pvc Double Glazing.
- Large garden to the rear laid in lawns with views over the City and timber fencing to boundaries. Store to the rear.

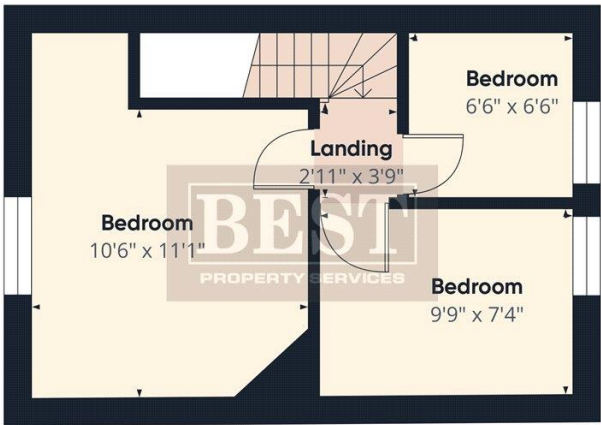




# Floorplan

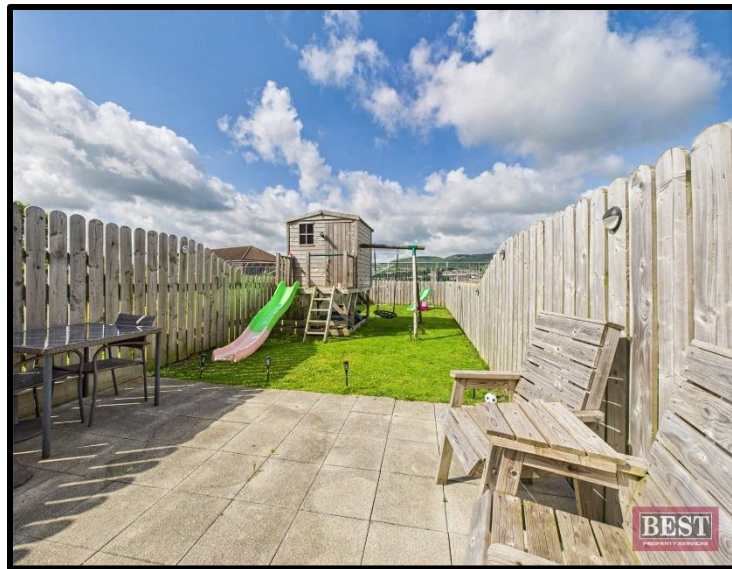


Floor 1



Floor 2





## Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### 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 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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