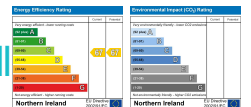




285a Woodstock Road  
Belfast, BT6 8PR

Offers in the region of  
**£45,000**



# 285a Woodstock Road

, Belfast, BT6 8PR

Offers in the region of £45,000



Prominent first floor premises with own door access offering flexible accommodation suitable for a variety of uses.

Internally the unit comprises entrance hallway, three cellular offices (one with balcony), modern fitted kitchen and a classic white bathroom suite.

The property further benefits from full uPVC double glazing throughout and gas fired central heating.

285a Woodstock Road is conveniently located close to many leading shops and amenities and early viewing is advised.

Contact Rea Estates NOW for further details and to arrange your appointment to view.

## ADDITIONAL INFORMATION

Energy Rating: C67

### Ground Floor

#### Entrance Hall

Composite front door, two enclosed storage cupboards, enclosed electricity meter, stairs leading to first floor

### First Floor

#### Kitchen 11'11" x 6'3" (3.65m x 1.93m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless

steel sink and drainer with mixer tap, enclosed storage cupboard housing gas boiler, panelled radiator, vinyl flooring

#### Bathroom

Classic white two piece bathroom suite including low flush WC and pedestal wash hand basin, panelled radiator, vinyl flooring

#### Office 1 12'10" x 17'3" (3.93m x 5.26m)

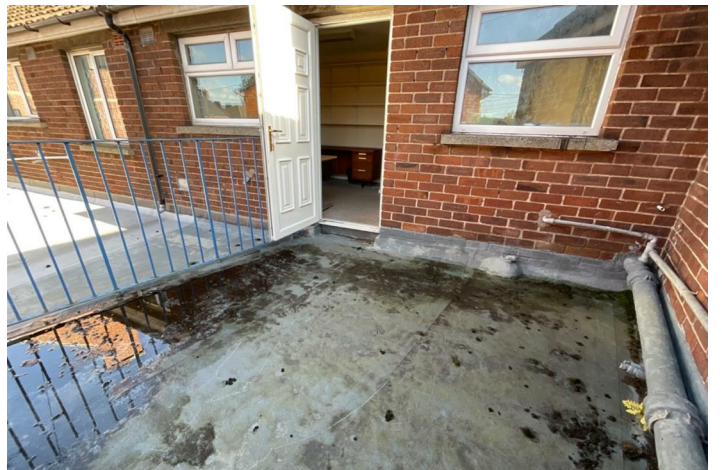
Two double panelled radiators

#### Office 2 12'9" x 10'10" (3.91m x 3.31m)

Double panelled radiator

#### Office 3 9'4" x 10'11" (2.86m x 3.34m)

Access to balcony, double panelled radiator



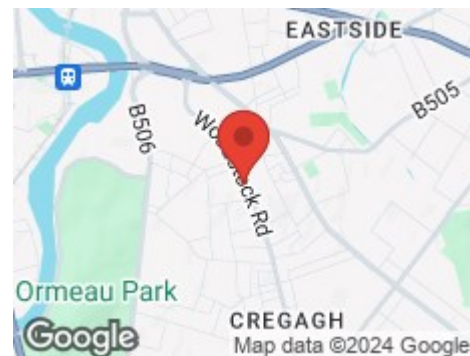
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.