

Tim Martin
— .co.uk



**84 Mill Street
Comber
BT23 5EQ**

**Offers Around
£40,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Cash Offers Only

An excellent opportunity to acquire this attractive mid terrace property, situated close to Comber village.

The property does require extensive renovation, however, is ideal for those looking to create their own dream home.

The accommodation comprises of two reception rooms, two bedrooms and a kitchen. An enclosed yard is located to the rear.

The property is within walking distance to a host of amenities including primary and secondary schools, shops, eateries and leisure centre. An excellent public transport service and road network allows for a convenient commute to Newtownards, Dundonald, and Belfast City Centre.

FEATURES

- Open Viewing Tuesday 11th Nov 1.30pm - 2.00pm
- Cash Offers Only
- Attractive Mid Terrace Property Close to Comber Village
- In Need of Extensive Renovation
- Kitchen
- Two Bedrooms and Two Reception Rooms
- Enclosed Rear Yard
- Within Walking Distance of Many Local Amenities and Public Transport
- Convenient Commute to Newtownards, Dundonald and Belfast City Centre

Entrance Hall

Tiled floor.

Lounge

13'4 x 11'1 (4.06m x 3.38m)

(L shaped - maximum measurements)

Tiled fireplace and hearth; built-in storage cupboards.

Living Room

8'10 x 8'8 (2.69m x 2.64m)

Hallway

Tiled floor; under stairs storage.

Kitchen

8'10 x 6'1 (2.69m x 1.85m)

Glazed sink unit; access to rear.

First Floor / Landing

Bedroom 1

13'4 x 11'2 (4.06m x 3.40m)

Cast iron style fireplace.

Bedroom 2

9'0 x 8'9 (2.74m x 2.67m)

Cast iron style fireplace.

Outside

Enclosed rear yard.

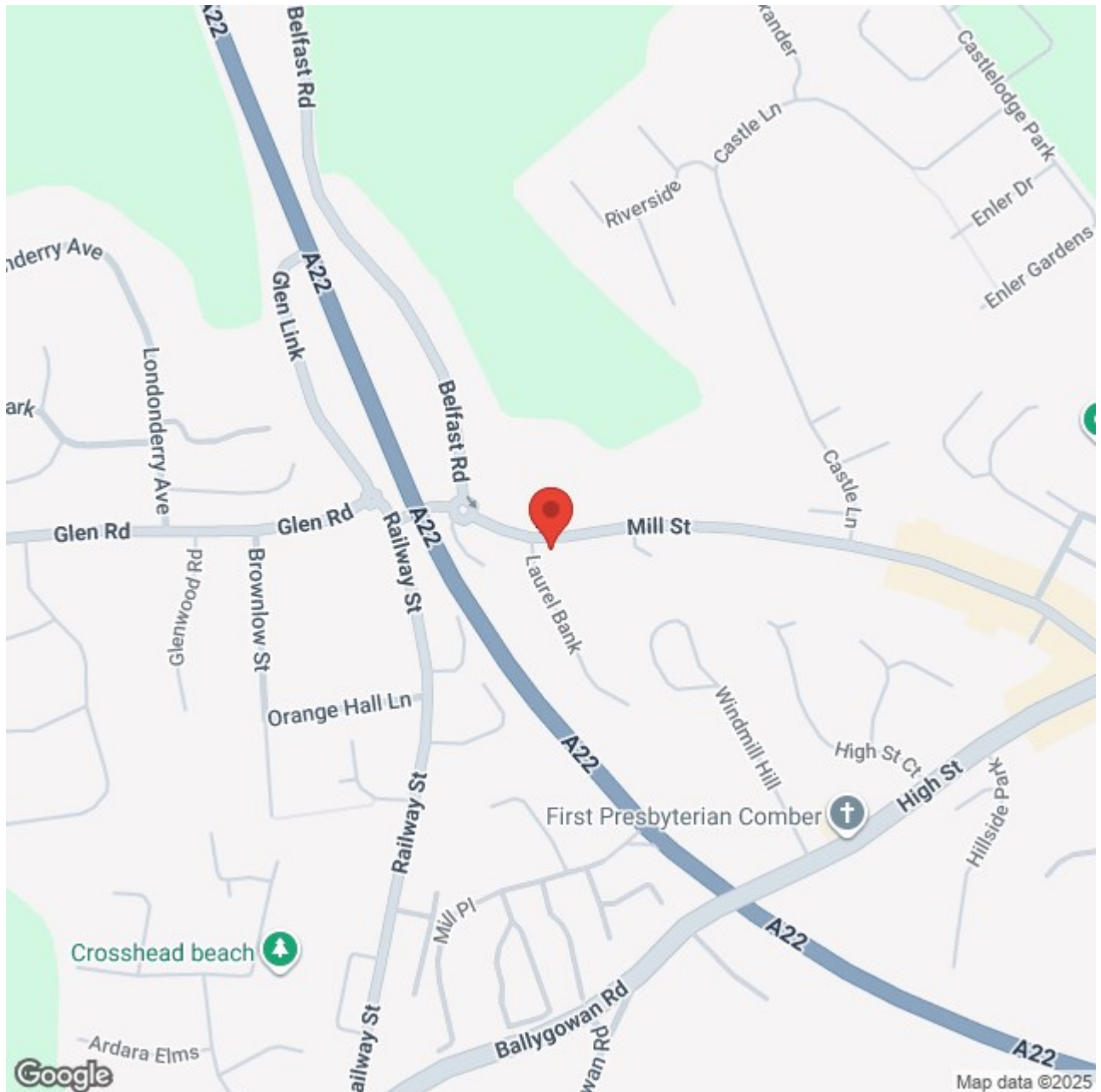
Capital Rateable Value

£70,000. Rates Payable = £667.66 per annum (approx)

Tenure

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	10	35
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.