

Tim Martin
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**22 High Street Court
Comber
BT23 5QE**

**Offers Around
£160,000**

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SUMMARY

This well presented mid terrace chalet bungalow occupies an ideal location within this popular residential area and is perfect for the first time buyer, young couple or those wishing to downsize.

The property, fitted with oil fired central heating and double glazing boasts a fabulous layout with the ground floor comprising of a spacious lounge, dining room, modern fitted kitchen and bathroom finished with a stunning white suite. Upstairs, there are two well proportioned bedrooms.

Outside, a driveway allows for excellent off-street parking whilst gardens to the front and rear are laid out in lawn with a paved patio area.

Comber village is thriving with local boutiques, coffee shops, restaurants, and an excellent choice of primary and secondary schools, whilst remaining in close proximity to Newtownards, Dundonald, Ulster Hospital and Belfast city centre. Public transport is also within walking distance.

FEATURES

- Well Presented Mid Terrace Chalet Bungalow Situated in this Much Sought After Area
- Spacious Lounge and Separate Dining Room
- Modern Fitted Kitchen
- Ground Floor Bathroom Finished with a Stunning White Suite
- Two Excellent Sized Bedrooms
- Oil Fired Central Heating and PVC Double Glazing
- Driveway Providing Off Street Parking
- Enclosed Rear Gardens Laid out in Lawn with Paved Patio Area
- Within Walking Distance to Comber Village, Local Schools, and Public Transport
- Perfect for the First Time Buyer, Young Couple or Those Wishing to Downsize

Entrance Hall

Glazed Pvc entrance door; wood strip floor.

Lounge

15'9 x 10'5 (4.80m x 3.18m)

Red brick fireplace; pine mantle; granite hearth; wood strip floor; tv aerial connection point.

Rear Hallway

Wood strip floor; under stairs storage cupboard.

Dining Room

13'9 x 8'7 (4.19m x 2.62m)

Kitchen

9'6 x 8'2 (2.90m x 2.49m)

(maximum measurements)

Good range of modern high and low level cupboards and drawers incorporating single drainer sink unit with mono mixer tap; integrated Logik electric under oven with Candy 4 ring ceramic hob; extractor hood over; space for fridge / freezer; space and plumbing for washing machine; laminate worktop with matching upstands; tiled floor; recessed spotlights; glazed Pvc door to rear.

Bathroom

8'1 x 5'10 (2.46m x 1.78m)

Modern white suite comprising freestanding oval shaped bath tub with mono mixer taps and telephone shower attachment; separate shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled WC; tiled walls and floor; recessed spotlights; towel radiator.

First Floor / Landing

Access to roofspace; built-in storage cupboard.

Bedroom 1

14'0 x 10'5 (4.27m x 3.18m)

Velux window.

Bedroom 2

10'5 x 8'2 (3.18m x 2.49m)

Access to eaves;

Outside

Bitmac driveway to the front providing off street parking.

Garden

Front gardens laid out in lawn with flowerbeds.

Enclosed rear gardens laid out in lawn; planted with a range of shrubbery; paved patio area; Pvc oil storage tank; enclosed oil fired boiler; outside light and water tap; side access for bins etc.

Capital Rateable Value

£95,000. Rates Payable = £906.11 per annum (approx)

Tenure

Leasehold



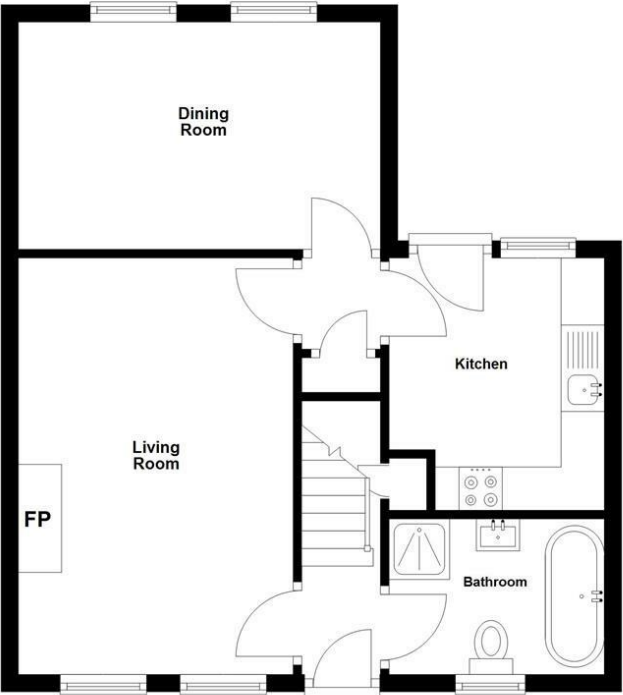






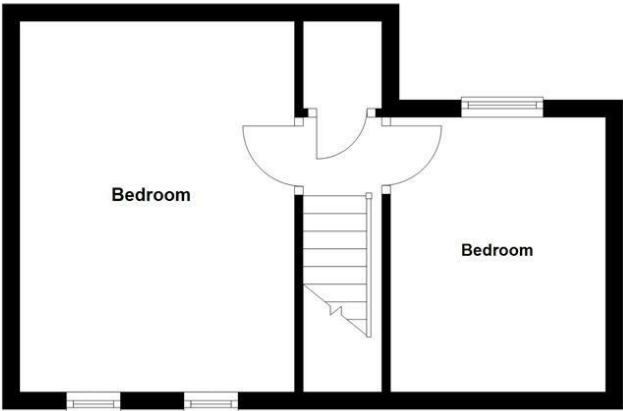
Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



First Floor

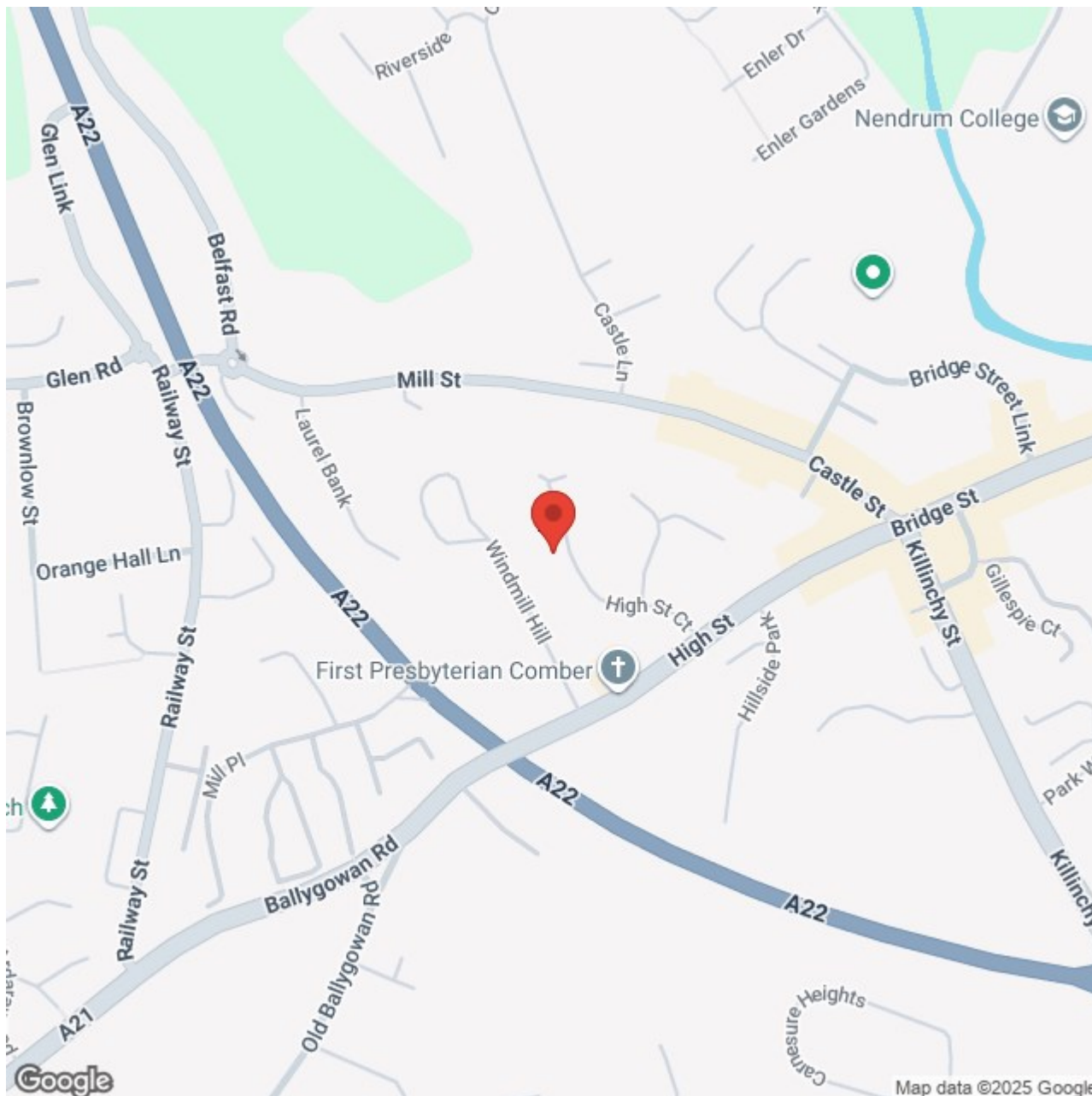
Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 70.3 sq. metres (757.0 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

22 High Street Court, Comber



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		
Not energy efficient - higher running costs		

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