

**77 PALESTINE STREET,
OFF AGINCOURT AVENUE,
HOLYLANDS,
BT7 1QL**



- **A Mid Terrace, Over Three Floors.**
- **Open plan Living/Dining/Extended Kitchen**
- **Shower Room & Bathroom**
- **Five Bedrooms, Mostly with Laminate Flooring**
- **Gas Fired Central Heating**
- **UPVc Double Glazed Windows**
- **No HMO License**
- **Situated in the University Area**

Offers Around: £139,950

A mid terrace over three floors , offering excellent accommodation comprising of open plan living/dining/kitchen and five bedrooms. Gas central heating, UPVc double glazed windows and shower room and separate cloakroom.

A property situated in the university area , close to QUB and a great investment opportunity. Close to all the amenities off the Ormeau Road & Botanic.

This property does not have an HMO license.
Viewing recommended.

Ground Floor

HALLWAY:

Tiled floor.

BEDROOM (1): 9' 9" x 8' 7" (2.97m x 2.62m)

Wash hand basin.

KITCHEN WITH BREAKFAST/DINING AREA : 25' 3" x 11' 11" (7.7m x 3.63m)

Living area open plan to dining and kitchen area. Kitchen fully fitted with high and low level units, single drainer stainless sink unit, gas boiler, extended with conservatory style annex. Built-in oven and hob and UPVc back door.



First Floor

BATHROOM:

Comprising of low flush W/C and wash hand basin.

BEDROOM (2): 10' 2" x 6' 6" (3.1m x 1.98m)

Laminate flooring and wash hand basin.

BEDROOM (3): 9' 11" x 7' 4" (3.02m x 2.24m)

Wash hand basin.

BEDROOM (4): 12' 2" x 10' 1" (3.71m x 3.07m)

Laminate flooring and wash hand basin.

SHOWER ROOM:

Comprising of a Mira shower, shower door with sealed unit.



Second Floor

BEDROOM (5): 14' 10" x 12' 02" (4.52m x 3.71m)

Laminate flooring and wash hand basin. Velux window.

Outside

Enclosed rear yard.

Rates: £1,534.88

