



29 Jocelyn Avenue, Woodstock Road, Belfast, BT6 9AX

Asking Price £110,000

*** CASH OFFERS ONLY ***

Jocelyn Avenue is conveniently positioned just off the Woodstock Road and offers easy access to the shops, parks & cafés all found within the local area. An excellent selection of primary and post primary schools can also be found nearby as well as public transport links giving easy access into Belfast City centre and the surrounding areas.

The property itself is a traditional mid-terrace home that comprises of a through lounge / dining room, kitchen (all fixtures have been removed), two bedrooms and white bathroom suite on the first floor. The property also benefits from upvc double glazing and oil heating (please note that the oil tank has been removed). Externally there is enclosed yards to the front and the rear, along with an additional covered area.

Although in need of modernisation, this property has been competitively priced and will make someone a fantastic new home and/or investment. Please note that the property is un-mortgageable due to it not having any kitchen/sink facilities fitted.

- CASH OFFERS ONLY
- Two Bedrooms
- Kitchen (all fixtures have been removed)
- Double Glazed
- Enclosed Rear Yard
- Traditional Mid-Terrace Property
- Lounge open to Dining Area
- White Bathrooms Suite
- Oil Heating (Oil tank has been removed)
- Chain Free Sale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		78
(81-91) B		
(69-80) C		39
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Entrance Hall

Glazed upvc front door with fan light opens onto entrance hall with wooden effect vinyl flooring.

Lounge 13'3" x 9'4" (4.06m x 2.85m)



(measurement into bay) Lounge with bay window, open to dining area. Fireplace with tiled inset and stone hearth. Wooden effect vinyl flooring.

Dining Area 10'7" x 9'10" (3.25m x 3.02m)



Wooden effect vinyl flooring.

Kitchen 13'2" x 7'10" (4.03m x 2.40m)



Glazed upvc door opens onto covered rear yard section. Recessed spotlight. Part tiled flooring.

First Floor

Bedroom 1 12'11" x 11'1" (3.94m x 3.39m)



Spacious double bedroom with built-in mirrored slide robes.

Bedroom 2 10'9" x 7'7" (3.29m x 2.32m)

Built-in mirrored slide robes.

White Bathroom Suite 10'5" x 5'6" (3.18m x 1.69m)



White bathrrom suite comprising of panelled bath with stainless steel mixer taps and over hanging shower attachment, wash hand basin and low flush w.c. Part tiled walls and tile effect vinyl flooring.

Property Front

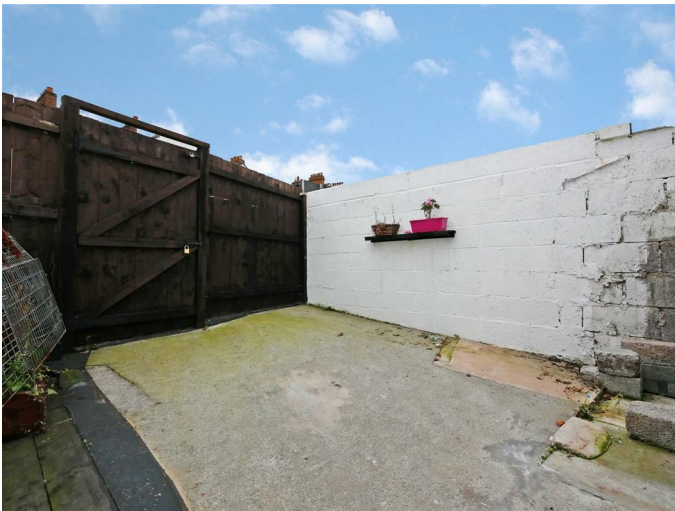


Covered Rear Yard



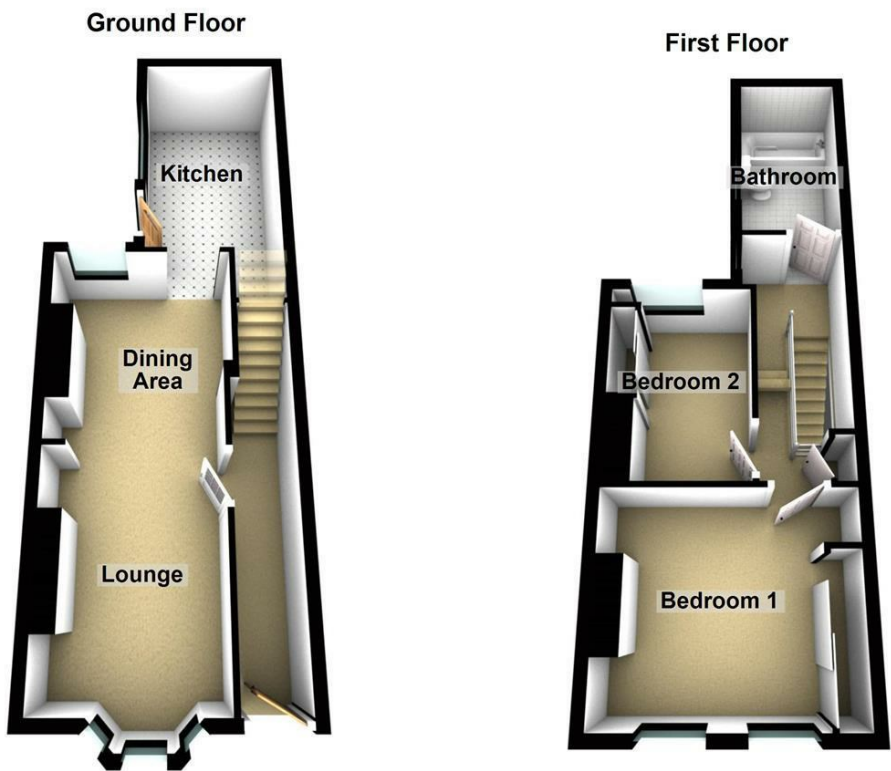
Covered yard area leads on to a separate and elevated enclosed yard area to the rear. Access to oil boiler.

Enclosed Rear Yard

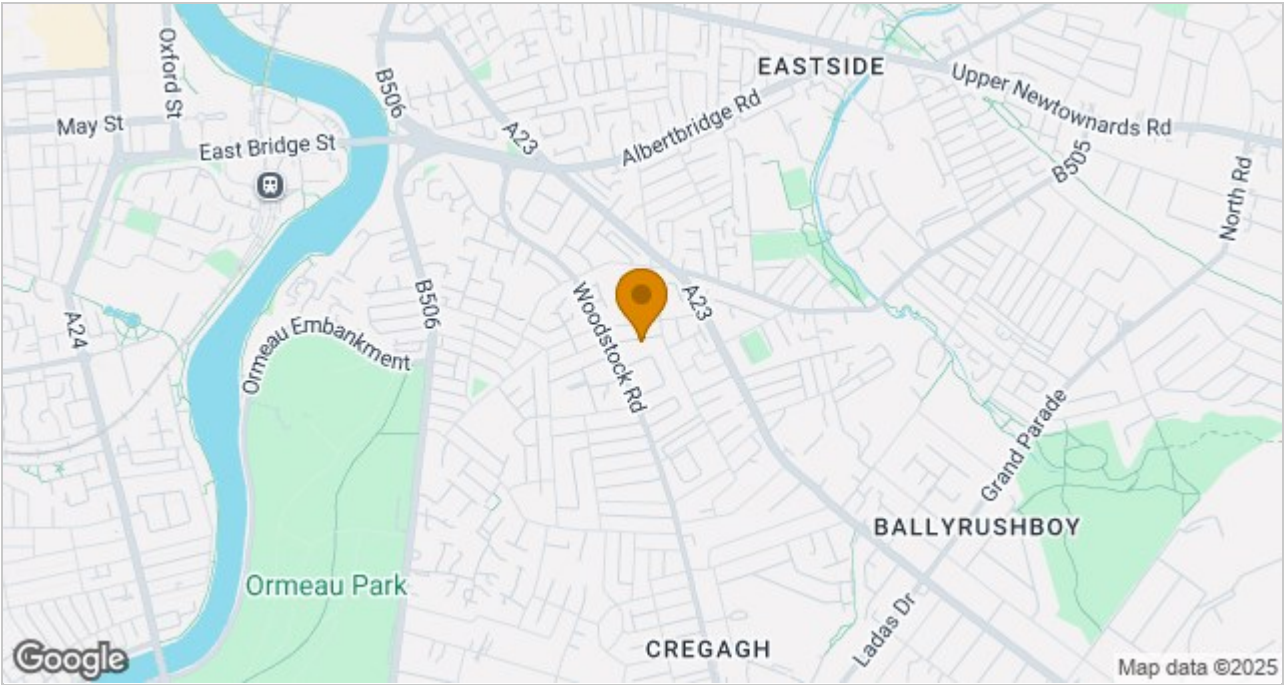


Enclosed rear yard bordered by brick wall and timber fencing to the rear. Access to rear alley.

Floor Plan



Area Map



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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark