



NICHOLAS  
RESIDENTIAL



## 10 James Street Newtownards BT23 4DY Asking price £109,950

Nicholas Residential are pleased to bring to market this attractive two-bedroom mid-terrace home, conveniently positioned on James Street, Newtownards. Located just a short stroll from the town centre, the property benefits from close proximity to a variety of local amenities including shops, cafés, schools, and excellent transport connections to both Belfast and Bangor.

The internal accommodation is well laid out and filled with natural light, offering a comfortable living room, a fitted kitchen, a ground floor bathroom, and two generously sized double bedrooms. Additional benefits include gas-fired central heating and uPVC double glazing, making this home a fantastic option for first-time buyers, investors, or those seeking a more manageable property.

Outside, the property boasts a spacious rear garden, providing an ideal setting for outdoor dining, entertaining, or simply unwinding.

Rates £715.35 per year.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

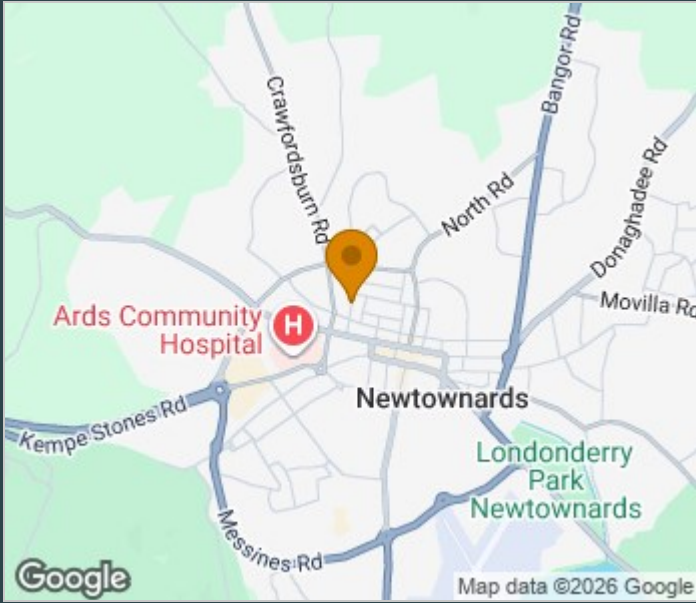
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free two-bedroom mid-terrace home
- Located on James Street in the heart of Newtownards
- Walking distance to town centre amenities, shops, cafés, and schools
- Excellent public transport links to Belfast and Bangor
- One Living Room
- Fitted kitchen
- Downstairs bathroom
- Two double bedrooms
- Gas-fired central heating and uPVC double glazing
- Generous garden to rear



## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



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