

16 Osborne Drive
Bangor, BT20 3DH

Offers around £395,000



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PINKERTON

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Charming Detached Home In Desirable Location In Bangor

Situated in the picturesque city of Bangor, this charming detached house, built in 1930, offers a generous living space, making it an ideal family home.

Upon entering, you will find three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The four well-proportioned bedrooms offer comfortable

accommodation. The property features a well-appointed bathroom, designed for both functionality and comfort.

Situated in a desirable area, 16 Osborne Drive is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding neighbourhood is known for its friendly community and beautiful

scenery, offering a perfect balance of tranquillity and accessibility.

This property presents a wonderful opportunity for those seeking a spacious and characterful home in Bangor.

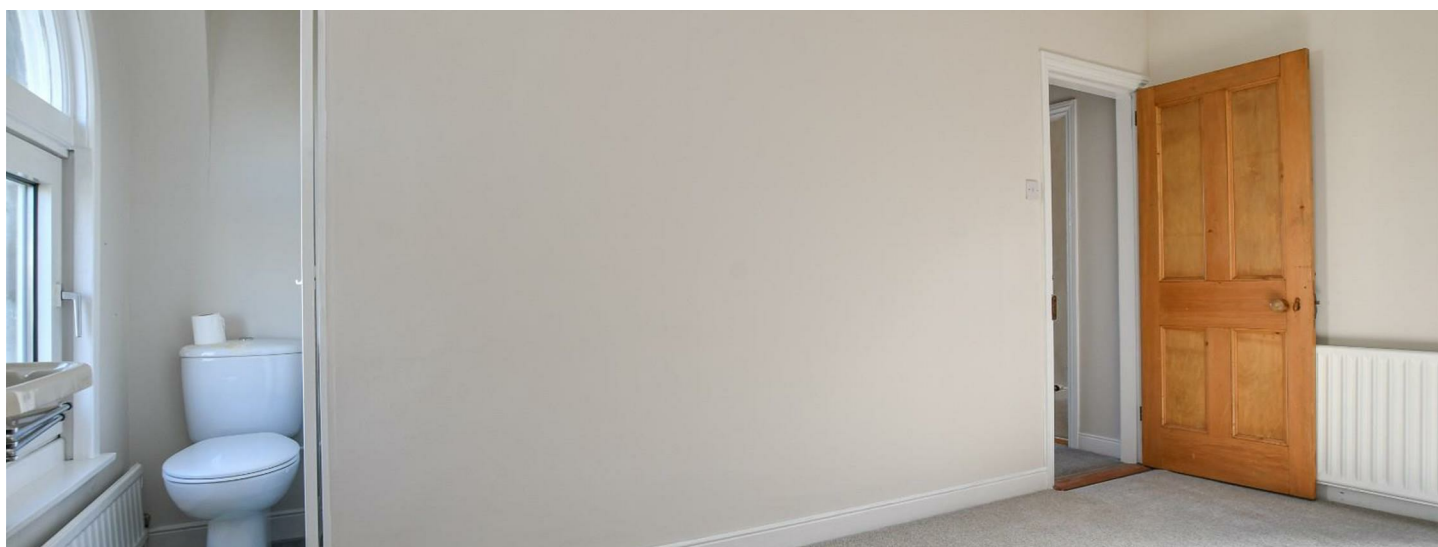




PROPERTY FEATURES

- Detached Family Home
- Four Well-Proportioned Bedrooms
- Double Garage With Garage Carport
- Sought After Location
- Three Spacious Reception Rooms
- Family Bathroom
- Off Street Parking
- Bright Kitchen
- Gas Fired Central Heating System
- Close To Local Schools, Parks And Amenities







PROPERTY MEASUREMENTS

Hallway	32' x 6'2" & 9' x 5'5"
Living Room	12'8" x 16'5"
Family Room	12'9" x 16'5"
Bedroom 1	11'4" x 16'2"
Bathroom	8' x 8'6"
Dining Room	15'6" x 15'
Kitchen	8'11" x 25'1"
Rear Porch	14'4" x 3'7"
Bedroom 2	21'3" x 7'7"
Eves	10'4" x 2'11"
Bedroom 3	14'8" x 9'2"
Storage	2'1" x 5'8"
Toilet	3'4" x 2'
Floored Storage	17'1" x 5'2"
Bedroom 4	16'11" x 9'6"
Garage	18'6" x 21'4"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Leasehold

Ground rent - Understood To Be £23.80 Per Annum

Rates - Understood to be £2,199 Per Annum

Directions

Leaving Bangor via the Bryansburn Road, take the 3rd left onto Osborne Drive and the property is along on the right hand side just after Osborne Park.

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: ///escape.terms.catch

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomsport Road, Bangor BT20 5NF
028 9147 9444

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100


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