

47 Railway Street Newtownards, BT23 5HG

Offers around £127,500



VICTORIA
PINKERTON

victoriapinkerton.co.uk

Recently Modernised Two Bedroom End Terrace in Comber Town Centre

This recently modernised two bedroom end terrace property is situated in the heart of Comber town centre, offering both convenience and comfort. With gas heating and double glazing throughout, this home is both energy efficient and cosy. The property features two spacious upstairs bedrooms and a well-appointed bathroom, making it ideal for small families or professionals.

The enclosed rear yard provides a private outdoor space, perfect for relaxing or entertaining. Its central location ensures easy access to all the amenities that Comber has to offer, including local shops, cafes, and transport links.

With its contemporary updates and sought-after location, this property presents a fantastic opportunity for

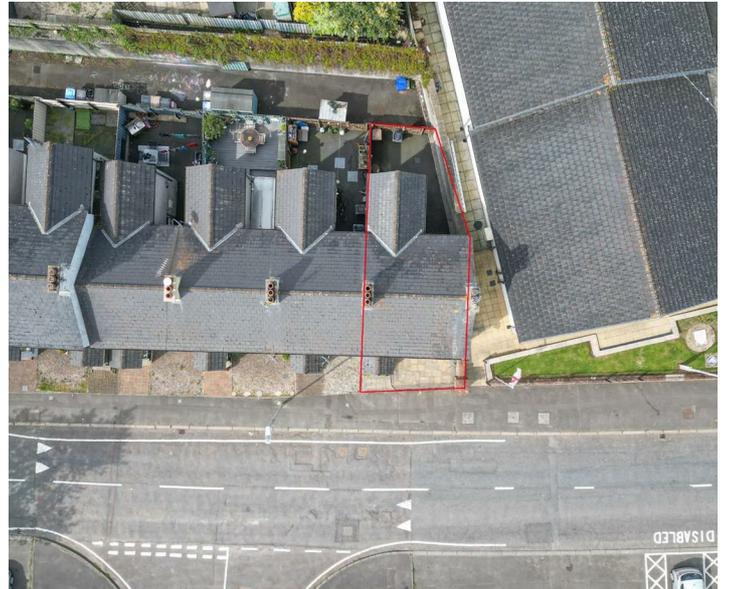
first-time buyers or anyone seeking to enjoy the vibrant town centre lifestyle. Don't miss out on this charming home with the potential for easy maintenance and modern living.

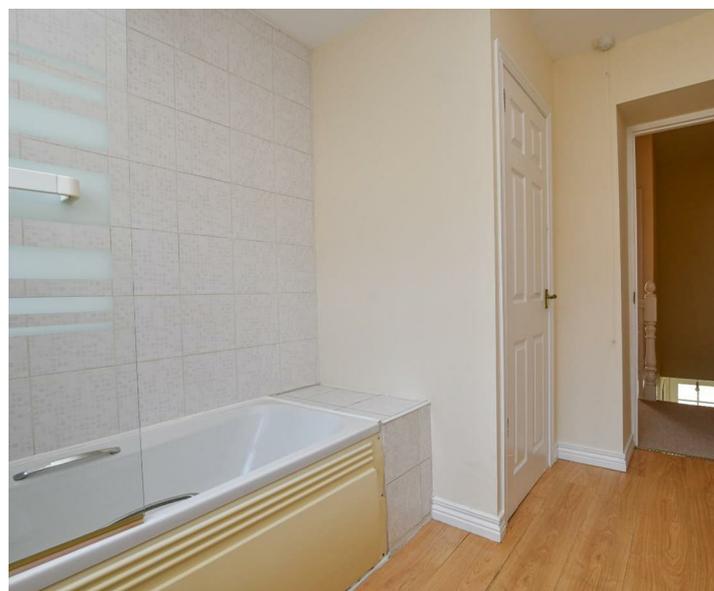
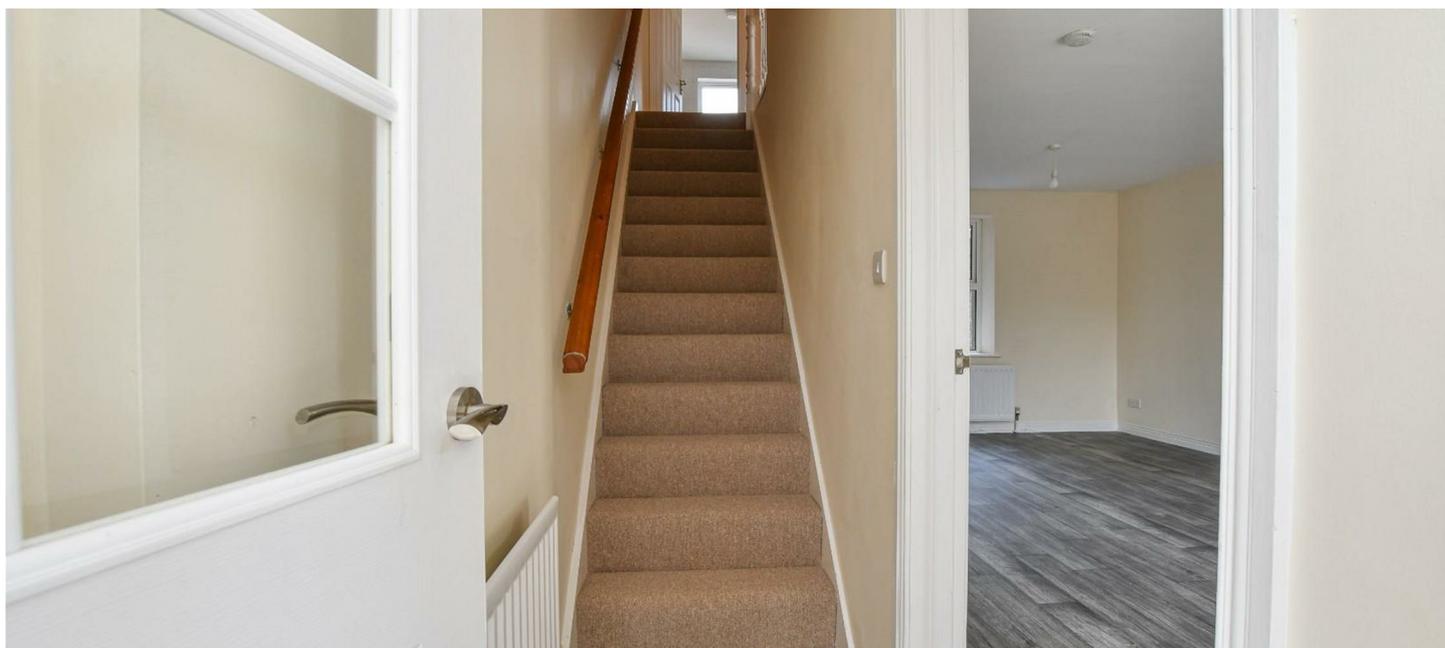




PROPERTY FEATURES

- Modern End Terrace Property Situated In The Heart of Comber Town Centre
- Enclosed Rear Yard Provides A Private Outdoor Space
- Two Spacious Bedrooms
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Well-Appointed Bathroom
- Central Location With Convenient Access To All The Amenities That Comber Has To Offer, Including Local Shops, Cafes And Transport Links







PROPERTY MEASUREMENTS

Hallway	2'10 x 6'9
Living Room	18'1 x 15'5
Porch	3'5 x 2'10
Kitchen	9'11 x 7'10
Storage	2'11 x 6'11
Bedroom 1	15'8 x 11'3
Bedroom 2	9'1 x 8'7
Bathroom	7'10 x 9'11
Landing	6'6 x 6'1

Directions

Located off the Ballygowan Road

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be leasehold

Ground Rent - Approximately £60 per annum

Rates - Understood to be approximately £913.70 per annum

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		61	64
(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: word.word.word

VICTORIA PINKERTON

victoriapinkerton.co.uk

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

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

naei | propertymark
PROTECTED

arla | propertymark
PROTECTED

naei | propertymark
COMMERCIAL

These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.