

A2. 1b 202 Little Enler Road
Comber,

Asking price £342,500



VICTORIA
PINKERTON

victoriapinkerton.co.uk

READY TO MOVE INTO SHOWHOME - SOLD AS SEEN (excluding furniture), AND WITH DETACHED GARAGE

Some items of furniture may be available to purchase - Prices available upon request.

ABOUT YOUR NEW HOME

The Main Structure:

Walls are of traditional, tried and tested cavity construction. Brick and/or plaster render are used for the external finish. External timber features are painted to match where applicable. The roof will have a grey coloured, flat concrete tile crowned by a dry fixed ridge tile. uPVC round guttering with round uPVC downpipes compliment the external trim.

Energy saving uPVC gas filled double glazed windows with locking latches (except those deemed emergency escape routes) are standard. uPVC French doors or sliding patio doors are fitted where applicable.

A low maintenance GRP front door and uPVC rear door

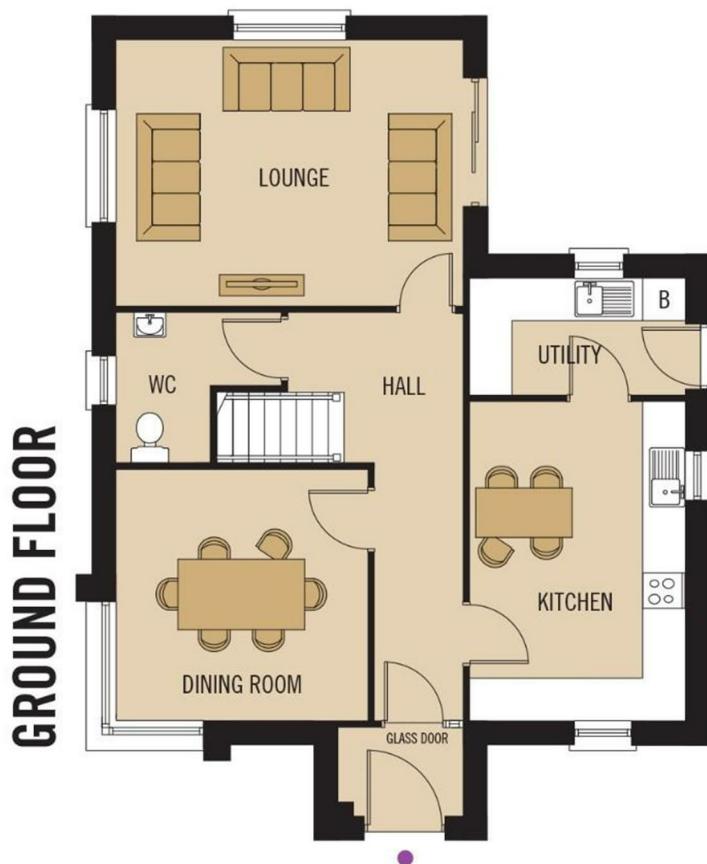
with double-glazing complete the external elevation.

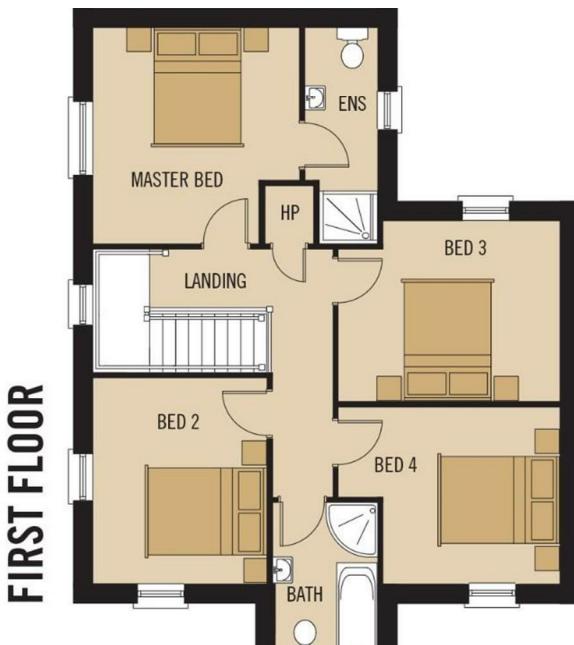
External:

All garden areas will have a front and rear lawn unless otherwise specified or shown on the site layout. To give a complete look from day one, the front lawn will be turfed. The back lawn will have either turf or seed depending on the time of the year, subject to ACC Ltd discretion. Flat top garden edge and treated rail fencing will be erected where applicable. Fencing will include a timber privacy screen between adjoining properties; all other fenced areas will comprise of treated timber posts and rail (approx 900mm high).

Driveways will be approx 10 metres long or from the road

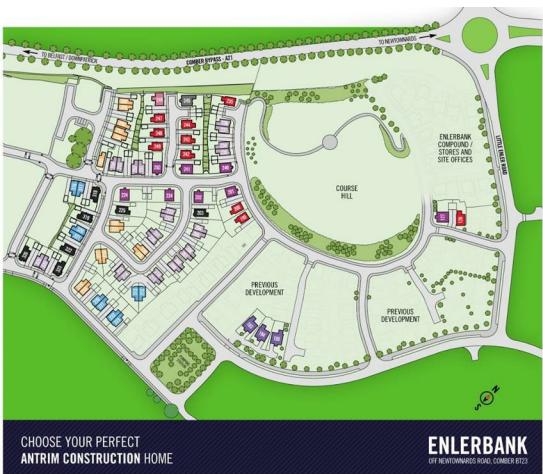
kerb to the front elevation of the property, whichever is the greater, and finished in bitmac. Garages (where applicable) are counted as a parking space and may reduce the length of driveways. A coloured pavia brick path will be provided to at least the front and rear elevation with level access to one external door. Patios will have a minimum area of 5.75m² where applicable. Specified plots may have a boundary wall subject to planning conditions on site. You can even wash your car and water the plants using the outside tap which is provided as standard!





SITE LAYOUT

Preliminary - Not to Scale



PROPERTY FEATURES

A2. 1b 202 Little Enler Road, Comber,

4 

2 

2 

House - Detached 

PROPERTY MEASUREMENTS

LOUNGE 16'1" x 12'4"

KITCHEN / DINING 14'9" x 10'0"

DINING ROOM 11'8" x 11'7"

UTILITY ROOM 10'0" x 5'4"

WC 6'11" x 6'11" max

MASTER BEDROOM

12'4" x 11'8" max

ENSUITE 12'4" x 4'1" max

BEDROOM 2 11'7" x 9'10"

BEDROOM 3 12'7" x 10'2" max

BEDROOM 4 12'7" x 10'0" max

BATHROOM 9'0" x 5'9"

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



WHAT3WORDS: word.word.word

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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