

simon**BRIEN**
RESIDENTIAL

43 Rugby Avenue,
Belfast, BT7 1RD



Offers Over £175,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Fully HMO Licensed & Approved
- Attractive Fully Let Mid Terrace
- Excellent Onward Investment Opportunity
- Adaptable Accommodation – Currently Five Bedrooms, Living Room And Kitchen With Dining
- Shower Room, Separate WC
- Oil Fired Central Heating
- Popular And Convenient Residential Location Close To Queens University

SUMMARY

With full HMO approvals and currently let at £15,600 per annum, 43 Rugby Avenue is exceptionally well located in the heart of the university area of South Belfast with close proximity to Queens University, Belfast city centre and Botanic all within comfortable walking distance. This particular mid terrace is fully let at £1,100 per month and provides adaptable accommodation currently comprising of five bedrooms, living room, kitchen with dining, shower room and oil fired central heating.

This property represents an excellent opportunity to acquire a superb onward investment in an area of high demand and close to all local amenities.

To arrange a viewing at your convenience please contact our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

BEDROOM (1):
11' 0" x 9' 7" (3.35m x 2.92m)

LIVING ROOM:
13' 8" x 11' 5" (4.17m x 3.48m)

KITCHEN / DINING:
13' 0" x 8' 5" (3.96m x 2.57m)

FIRST FLOOR

BEDROOM (2):
10' 9" x 6' 6" (3.28m x 1.98m)

BEDROOM (3):
11' 1" x 6' 5" (3.38m x 1.96m)

SHOWER ROOM:
Shower enclosure. Pedestal wash hand basin.

SEPARATE WC:
Low flush WC. Pedestal wash hand basin.

SECOND FLOOR

BEDROOM (4):
11' 11" x 9' 2" (3.63m x 2.79m)

BEDROOM (5):
13' 6" x 11' 2" (4.11m x 3.4m)

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

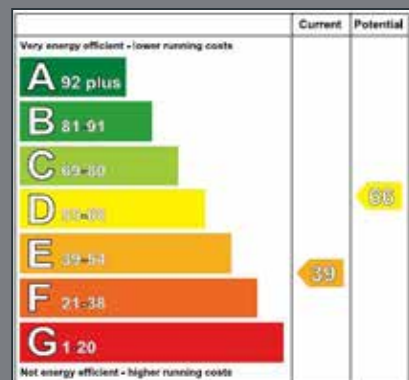


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/A/19/FB



EPC REF: 9179-4939-0239-6461-0944

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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