

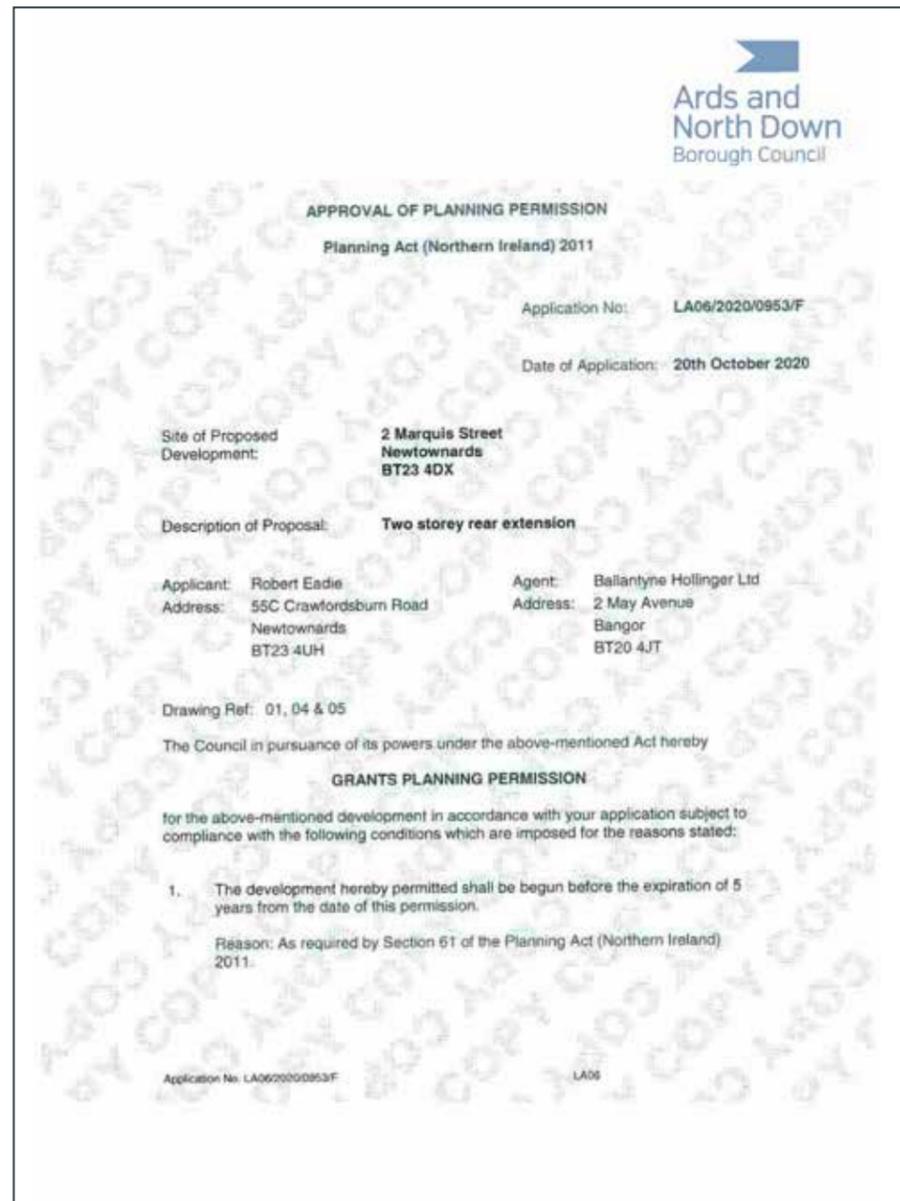
simon**BRIEN**  
RESIDENTIAL

2 Marquis Street,  
Newtownards, BT23 4DX



Offers Around £70,000

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## KEY FEATURES

- A town centre, end terrace investment property
- CASH offers only
- Requires complete renovation and extension
- Full planning permission granted for a two storey extension to the rear
- Planning Ref: LA06/2020/0953/F
- Currently two bedrooms
- Lounge
- No heating system
- No kitchen
- No bathroom
- Single glazed windows
- Roof in need of replacement
- Large garden to rear laid in grass, mature trees and hedging
- Gravel driveway to side of property

## SUMMARY

Attention builders, investors and speculators, we take great pleasure in offering a fantastic opportunity to purchase an investment property in the centre of Newtownards. The subject property has been virtually untouched since the property was first constructed, there is no kitchen, bathroom or heating system in the property, therefore CASH offers will only be invited.

Our client has secured full planning permission for a two storey extension to the rear of the property, Ref: LA06/2020/0953/F which was granted 17th December 2020. The plans can be viewed in our Newtownards office on request. The planning permission will allow the new owners to amend the internal layout along with the extension to provide a property more suitable for modern living. On the ground floor there will be a large lounge with double doors opening into a good sized kitchen/ dining room. On the first floor there will be three bedrooms and a bathroom.

Externally the property has a large rear garden currently laid out in lawn, mature trees and hedging. There is also the added bonus, and a rarity for a town centre property, of having a gravel driveway to the side of the property. Interest levels are expected to be high, so please contact our Newtownards office to arrange your viewing appointment without delay.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

Glazed door to:

### ENTRANCE PORCH:

Glazed door to:

### LOUNGE:

**12' 1" x 10' 1" (3.68m x 3.07m)**

Feature ceramic tiled fireplace, open fire.

### DINING ROOM:

**9' 10" x 6' 7" (3m x 2.01m)**

### KITCHEN:

**9' 11" x 6' 6" (3.02m x 1.98m)**

Belfast sink, door to rear.

### FIRST FLOOR

### LANDING:

Access to roofspace.

### BEDROOM (1):

**13' 6" x 10' 1" (4.11m x 3.07m)**

Original cast iron fireplace.

### BEDROOM (2):

**9' 10" x 7' 4" (3m x 2.24m)**

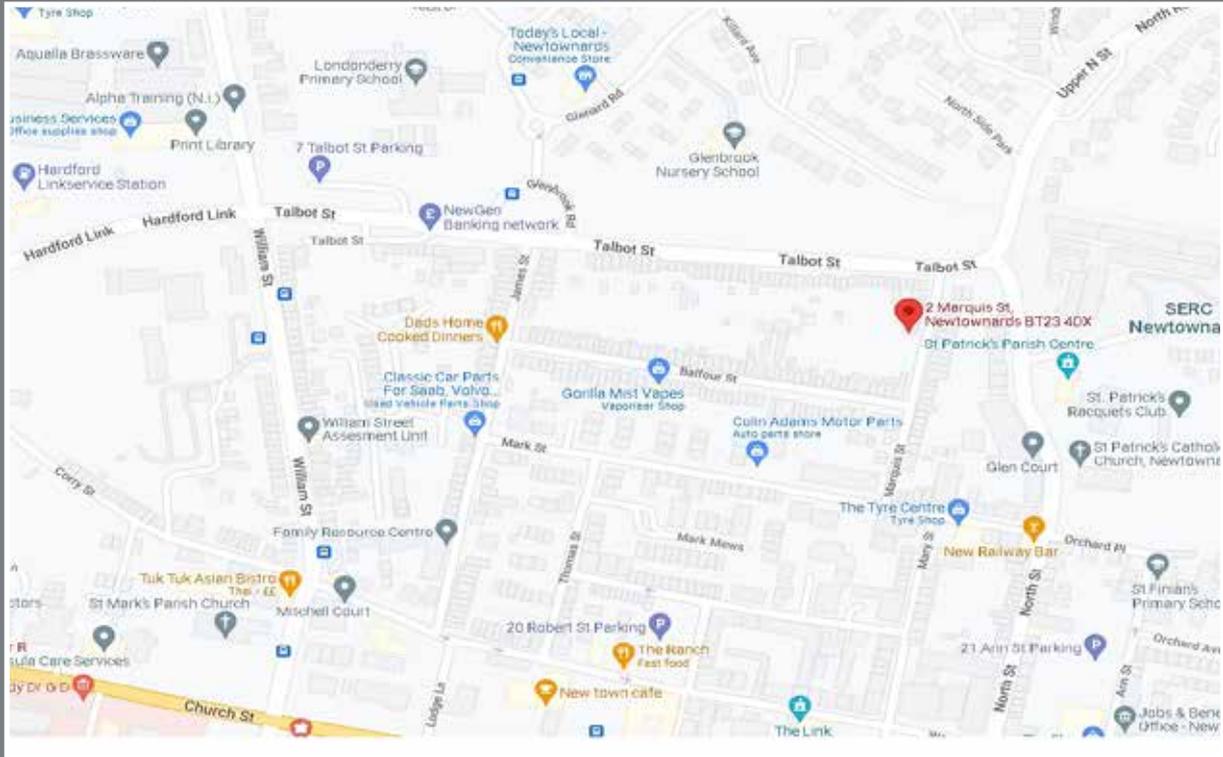
### OUTSIDE

Small enclosed rear yard, coal house, outside WC.

Large rear garden laid out in lawn, mature trees and hedging.

Gravel driveway to side of property.

# 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](http://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: RO/E/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1	35   F

EPC REF: 2309-8046-0291-6878-1910

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