

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

ON INSTRUCTION OF THE HOUSING EXECUTIVE

SEMI-DETACHED PROPERTY

10 KATESBRIDGE ROAD
BANBRIDGE
BT32 5PZ

Summary

- * Two bedrooms
- * Site of 0.3 acres
- * Countryside location



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
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DESCRIPTION

- The subject comprises a two bedroom semi-detached residential property on a site of approximately 0.3 acres
- The two-storey property is of traditional construction however would require internal refurbishment. In addition there is a sizeable garden to the front and side of the property.

LOCATION

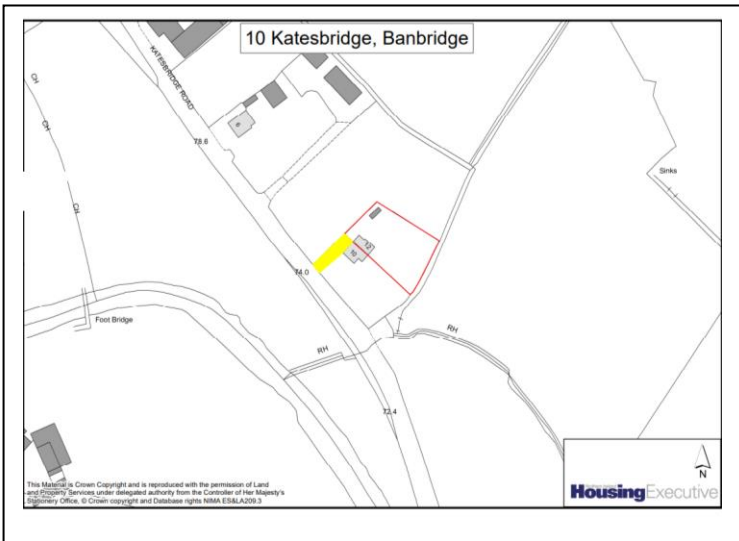
- The property occupies an attractive rural location on the Katesbridge Road, outside the settlement of Katesbridge in Co. Down.
- The property is approximately 6 miles from Banbridge and 25 miles from Belfast City Centre.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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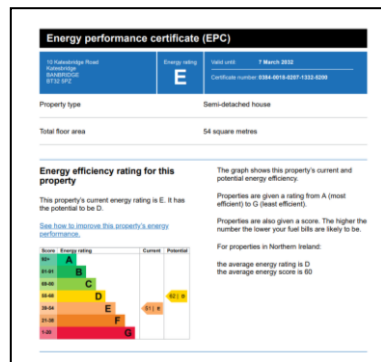


NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

Ground Floor	
Entrance Hall	
Kitchen	4.4 m x 2.8 m
Living Room	3.9 m x 3.7 m
First Floor	
Landing	
Bedroom 1	3.65 m x 2.74 m
Bedroom 2	2.74 m x 3.35 m
Bathroom	2.08 m x 2.13 m

EPC



RATES INFORMATION

Capital Value NAV	£87,500
Rate in £ 2021/22 =	0.009081
Rates payable 2021/22 =	£795

PRICE

Offers of £72,500 and above are invited, exclusive.

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

There is a right of way for access purposes from Katesbridge Road, shown yellow on attached map.



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