

Lisney

FOR SALE:

Modern, Semi Detached, 4 Bedroom
House With Income

62 LAMBFIELD DRIVE, DUNGANNON,
TYRONE, BT71 6GG



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
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DETAILS

- Ideal Investment purchase
- Rental income of £460 pcm
- Long term tenant in place
- Convenient location just 0.8 miles from Dungannon Town Centre
- Well kept, quiet residential development

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LOCATION

Lambfield Drive is a residential development situated just 0.7 miles from Dungannon town centre, leading from the Oaks Road and Lurgaboy Lane.

The development is within walking distance of Oaks Shopping Centre and local amenities.

DESCRIPTION

Number 62 comprises of a four bedroom semi-detached house, with driveways to the front and side, with a garden at the rear.

The tenant has been in occupation for approximately 5 years and is on a rolling monthly tenancy.

Rent is currently £460 per calendar month.

ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway

Wooden laminate flooring, painted walls and ceilings. Offers access to the living room, kitchen, understairs W.C. and staircase.

Kitchen 4.04m x 4.14m

Light oak coloured fitted kitchen with dark grey coloured countertops. Tiled floor with part tiled, part painted walls and ceilings.

Utility room 1.75m x 1.29m

Accessed from the kitchen, the utility room offers access to the rear garden. Fitted cupboards matching the fitted kitchen. Tiled floors with painted walls and ceilings.

Sitting room 4.50m x 3.69m

Light and bright room at the front of the house with feature fireplace. Wooden laminate flooring with painted walls and ceilings.

Understairs W.C. 1.79m x 0.78m

W.C. and wash hand basin. Tiled floor with painted walls and ceiling.

FIRST FLOOR LEVEL

Landing

Large landing at the top of the stairs, leading to the four bedrooms and bathroom.

Bedroom 1 2.86m x 2.97m

Large bedroom at the rear of front of the house with painted walls and ceilings with carpeted floor.

FIRST FLOOR LEVEL (CONTINUED)**Bedroom 2** 4.01m x 2.98m

Large bedroom at the rear of the house with painted walls and ceilings and carpeted floor.

Bedroom 3 3.74m x 2.79m

Large bedroom at the front of the house with painted walls and ceilings and carpeted floor.

Bedroom 4 2.12m x 2.35m

Single bedroom at the front of the house. Carpeted floors with painted walls and ceilings.

Bathroom 1.83m x 2.95m

Bathroom with bath, shower, W.C. and wash hand basin. Part painted, part tiled walls and ceilings with tiled floor.

FEATURES

- Oil fired central heating
- PVC windows and doors
- Two driveways
- Secure rear garden
- Convenient location within walking distance of the town centre, local amenities and schools

LOCATION**ENERGY PERFORMANCE**

This property has an energy efficiency rating of D59

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV	£110,000
Payable P.A. (2016/17)	£791.00

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We are advised that the title is freehold and is registered.

ASKING PRICE

Offers invited in the region of £105,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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