



## 35 William Street

**EPC Rating: E41**

CPS are delighted to welcome to the open market this mid-terrace property situated within the Milford Village. This home boasts an ideal location accessible to Armagh City and all the amenities of its surroundings. This property will surely appeal to the first time buyer and investor alike, therefore prompt viewing is recommended



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#### Features:

- OFCH.
- Good connections to the City Centre.
- EPC Rating: Current tbc, Potential tbc.
- UPVC double glazing
- Out house
- Viewing highly recommended.

#### Accommodation:

##### **Reception 1: 3.96m X 3.61m**

Wooden style tiled flooring, stone styled fire place TV and phone point

##### **Reception 2: 4.92m x 2.46m**

Lino flooring, TV point and sizable storage cupboard.

##### **Kitchen: 3.65m x 2.46m**

High and low fitted units, stainless steel sink, access to rear and tiled style lino flooring.

##### **Bathroom: 1.99m x 1.68m**

3 piece suite including VC, wash hand basin and bath with over head shower. Ceramic tiled walls and flooring.

##### **Bedroom 1: 3.96m x 2.35m**

Carpeted flooring, 2 sizable clothes storage cupboards and TV point.

##### **Bedroom 2: 3.73m x 2.39m**

Wooden style laminated flooring, TV point and high raised shelving.

##### **Bedroom 3: 2.43m x 2.41m**

Wooden style laminated flooring, TV point and high raised shelving.

##### **Outside:**

Sizable, fully enclosed back garden with a block built out house.



**NOTE:** These particulars are given on the understanding that they will not be construed as part of a CONTRACT, CONVEYANCE OR LEASE. Whilst every care has been taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding these given particulars.

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