



10-12 BISHOPS COURT ROAD

Kilclief BT30 7NU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£395,000

10-12 Bishops Court Road , Kilclief, BT30 7NU



The Cottage School House, 10 Bishops Court Road

Cottage has solar panels.

Entrance Hall

Wooden stable door to entrance hall with Chinese slate flooring.

Living Room

15'8 x 14'02 (4.78m x 4.32m)
Chinese slate flooring. Multi fuel stove on raised hearth. Door to front. Door to Kitchen/dining area.

Kitchen/Dining area

15'8 x 14'02 (4.78m x 4.32m)
High and low level units with sink unit. Integrated oven and hob with extractor. Integrated fridge. Breakfast bar. Tiled floor. Double doors to patio area. Velux windows.

Bedroom

10'08 x 10'05 (3.25m x 3.18m)
Front facing. Door to:

Shower room

Walk in shower cubicle with wall shower and rain shower over, wash hand basin, low flush w.c. Chinese slate tiled floor. Door to:

Utility Room

6'05 x 5'02 (1.96m x 1.57m)
Recess for washing machine. Chinese slate flooring.

The School House, 12 Bishops Court Road

Underfloor heating on ground floor.

Entrance Hall

Double door to: Tiled floor.

Living Room/Dining

16'0 x 14'09 (4.88m x 4.50m)
Open tread staircase to first floor. Multi fuel stove on raised hearth. Patio door to rear garden.

Kitchen

7'10 x 7'01 (2.39m x 2.16m)
Low level units with 1 1/2 stainless steel sink unit. Recess for oven and fridge freezer. Tiled at splashback. Tiled flooring.

Bathroom

7'05 x 7'05 (2.26m x 2.26m)
White panelled bath with shower over, low flush w.c., and pedestal wash hand basin. Tiled flooring. Part tiled walls. Towel radiator.

First floor bedroom

25'07 x 14'04 (7.80m x 4.37m)
Views to side and rear. Wooden flooring.

Garage

18'10 x 12'02 (5.74m x 3.71m)
Currently used as a workshop and utility area.

Room accessed via outside steps

14'10 x 12'02 (4.52m x 3.71m)
Ideal for work from home space or workshop.

Outside

Ample parking to the front with access to beautiful mature gardens with shrubs and trees along with 2 paved seating areas, raised decked area with pergola and stoned areas.

No 10 Epc

2453-1945-1710-7122-7159
C74

No 12 Epc

2753-1201-1788-1671-1729
C69



Directions



Floor Plan

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