

For Sale

Asking Price: €199,500.

Sherry
FitzGerald
Talbot



Finnoe Road, Borrisokane,
Co. Tipperary, E45 R652.



sherryfitz.ie



A delightful semi-detached cottage residence with large garden (offering potential for further development - subject to planning permission) enjoying the utmost in convenience, situated within 350 metres of Borrisokane's main street. Boasting a sizable west facing rear garden with vehicular access this residence will undoubtedly commend itself to the most discerning. It will require upgrading and modernisation but has untold potential.



Services

Mains water, sewerage and electricity.

Accommodation

Entrance Hall 1.93m x 1.68m (6'4" x 5'6"): with laminated floor

Living Room 4.94m x 3.13m (16'2" x 10'3"): with laminated floor, fitted presses & solid fuel stove (back boiler)

Kitchen 3.313m x 2.13m (10'10" x 7'): with fitted kitchen units and vinyl flooring

Bedroom One 3.32m x 2.14m (10'11" x 7'): with laminated floor

Bedroom Two 2.88m x 2.17m (9'5" x 7'1"): with laminated floor and built in wardrobe

Bedroom Three 2.7m x 2m (9'4" x 7'3") with built in wardrobe.

Shower Room 2.25m x 1.69m (7'5" x 5'7"): fully tiled with wc, handbasin, electric shower

Upstairs

Attic Room One 4.42m x 3.41m (14'6" x 11'2"): with velux window and carpet

Attic Room Two 4.35m x 2.77m (14'3" x 9'1"): with carpet

BER G, BER No. 117545863

Directions

Eircode E45 R652





Outside

Lawns & gardens to the side & rear, also

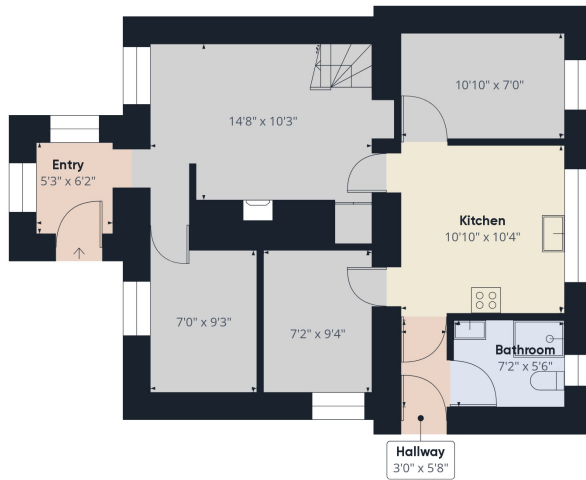
Shed One 11 Sq.M.

WC 2.33m x 1.32m with handbasin

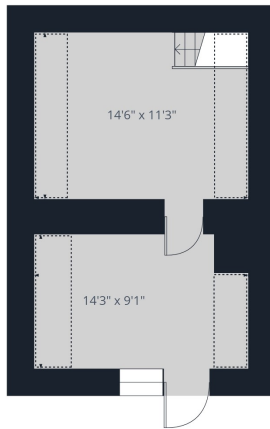
Shed Two 31 Sq.M.

Shed Three 10.9 Sq.M.

Lean-to Shed 33 Sq.M.



Floor 0



Floor 1

Approximate total area⁽¹⁾

881.56 ft²

Reduced headroom

84.66 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



NEGOTIATOR

William Talbot
Sherry FitzGerald Talbot
52 Kenyon Street, Nenagh, Co
Tipperary
T: 067 31496
E: info@sftalbot.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001010