

**For sale -  
House****€ 339.000****Moeder Tiburcestraat 5, 9400 Ninove****Ref. 7555642**

Number of bedrooms: 3

Surf. Living: 186m<sup>2</sup>PEB/EPB: 194kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Surf. Plot: 110m<sup>2</sup>

Garages: 1

Neighbourhood: near railway station

Availability: immediately

## Description

Move-in ready family home in Ninove with garage, city garden and 3 bedrooms (possible 4), close to public transport. Very well-maintained family home, conveniently located in Ninove, close to bus and train connections. The ground floor offers a spacious entrance hall with guest toilet, a garage with laundry area, and a living room with separate kitchen. A sliding door provides access to the terrace. The first floor comprises two spacious bedrooms, a third bedroom, and a bathroom. In addition, there is a large multifunctional attic, accessible via a loft hatch, with the possibility of installing a fixed staircase, allowing the creation of a fourth bedroom. The house is extremely well maintained, equipped with air conditioning that also provides heating, and is ready for immediate occupancy. Ideal for a young family.

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## Financial

Price: € 339.000,00

Available: Immediately

Land registry income: € 850,00

## Location

Environment: Near railway station

## Building

Habitable surface: 186,00 m<sup>2</sup>

Fronts: 2

State: Very good state

## Terrain

Ground area: 110,00 m<sup>2</sup>

Width at the street: 6,91 m

Garden: No

## Energy

EPC score: 194 kWh/m<sup>2</sup>/year

EPC code: 20211130-0002502021-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Heating type: Condensation

## Layout

Kitchen: Yes

Toilets: 2

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

## Parking

Garage: 1