

Brian A Todd & Co Ltd
Upper Main Street
Larne
BT40 1SX
t: 028 2827 9477
email: info@briantodd.co.uk

39 The Roddens, Larne

Starting Bid: £24,950.00



For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

--
MID TOWN HOUSE
SINGLE GLAZING
TWO RECEPTION ROOMS
KITCHEN
TWO BEDROOMS
OUTSIDE W.C.
WALLED FRONT GARDEN
ENCLOSED YARD TO REAR
IN NEED OF COMPLETE RENOVATION
HIGHLY DESIRABLE RESIDENTIAL LOCATION

A mid town house situated in a highly desirable residential location, offering excellent potential for renovation and improvement.
The accommodation comprises two reception rooms, a kitchen, and two bedrooms.

Externally, the property benefits from a walled front garden, an enclosed rear yard, and an outside W.C.

The property is fitted with single glazing throughout and is in need of complete renovation, making it an ideal opportunity for investors, developers, or purchasers looking to create a home to their own specification.

Viewing is strictly by appointment only through Agents.

Ground Floor:

ENTRANCE HALL;

LOUNGE:

Traditional style fireplace.

LIVING ROOM:

Traditional style fireplace.

KITCHEN:

First Floor

BEDROOM (1):

BEDROOM (2):

Outside:

GARDENS;

Walled front garden.

Enclosed yard with outside W.C.

Directions

Larne

EPC: G7/ D67

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or [iamsold](http://iamsold.com), www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, [iamsold](http://iamsold.com).

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with [iamsold](http://iamsold.com) and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the

Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iam sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.