

Forsythe Residential
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82 Cheviot Avenue, Belfast

Starting Bid: £149,950.00



For sale by Forsythe Residential 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.

Summary:

- Chain-free property!
- Easily maintained Mid-Terrace House
- Located in a popular residential area of East Belfast
- Walking distance to shops, bars, restaurants etc
- Three well proportioned bedrooms over two upper floors
- Modern family bathroom suite with walk-in shower
- Open plan living/dining space with kitchen at the rear
- Generous rear yard perfect for socialising/summer BBQs!
- Some modernisation/upgrading required
- Ideal for a first-time buyer

We are delighted to present to market, this chain-free mid-terrace property in a popular

part of East Belfast situated between the Upper Newtownards Road and Holywood Road. This home is within walking distance of all essential amenities including shops, pharmacies, coffee shops, and more! It is also near the Glider bus route and Belfast City Centre is reachable in only 10 mins.

Internally it comprises of hallway through to open plan living/dining room, separate kitchen to rear, a modern family bathroom, and three well proportioned bedrooms located on the two upper floors. There is also a generous yard to the rear perfect for socialising and Summer BBQ`s, and on-street parking is available. The property also benefits from Gas fired central heating and uPVC windows with double glazing.

This home would make an ideal first home or a great addition to an existing portfolio in the area! Please send an email enquiry or call 028 9099 4444 to arrange an in-person viewing.

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Hallway - 13'5" x 3'5"

Living Room/Dining - 24'5" x 10'4"

Kitchen - 9'5" x 5'5"

Bedroom 1 - 13'6" x 9'10"

Bedroom 2 - 11'1" x 8'3"

Bathroom - 6' x 5'7"

Landing - 14'10" x 5'8"

Bedroom 3 - 12'5" x 15'8"

Landing - 4' x 10'2"

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66 sq m (710.4 sq ft)

EPC: D60/ B85

Total floor area: 66sq.m.

To view or make a bid contact Forsythe Residential, or iamsold, 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.

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 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 firms 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. iamsold 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.