

Watters Property Sales
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20 Hillview Park, Enniskillen

Starting Bid: £85,000.00



For sale by Watters Property Sales 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.

An excellent opportunity to purchase this well positioned - two-bedroom end-terrace bungalow, situated in a convenient residential location in Enniskillen.

The property offers comfortable single-storey accommodation and would make an ideal home/investment property for a variety of buyers, including those looking for easy-access living.

A property with excellent potential for an investor or anyone looking for a property with scope to add value.

Internally, the bungalow provides the convenience of single story living and comprises a welcoming living area, kitchen, two bedrooms, and a bathroom. The interior has recently been painted, giving the property a fresh and bright feel throughout and providing a neutral backdrop for the new owner to make their own.

Outside, the property benefits from both a front, side and rear gardens with a boiler/storage shed, the boiler and tank both have been replaced in recent years.

Key Features

- Two-bedroom end-terrace bungalow
- Convenient Enniskillen location
- Comfortable single-storey living
- Recently painted internally
- Front rear and side gardens
- Ideal for first-time buyers, downsizers or investors
- Ready to move into
- Viewing highly recommended

Whether you're looking for a property investment, or a comfortable bungalow to make your own, this property offers an excellent opportunity to acquire a home with genuine potential in Enniskillen.

Entrance Hall: 15' 9" x 2' 7" + 4' 2" x 2' 7"

Family Living Room: 12' 5" x 12' 6" (Open fire)

Kitchen/Dining: 11' 8" x 8' 4"

Bedroom 1: 11' 6" x 10' 3"

Bedroom 2: 7' 3" x 11' 9"

Bathroom: 6' 2" x 6' 4"

Shed: 6' 3" x 9' 7"

Size: 54 sq. metres

EPC Rating: D58/C77

To VIEW or make a BID, contact Watters Property Sales 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.