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35 Brownlow Street, Comber

Starting Bid: £129,950.00



For sale by Cairns and Downing 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](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled on the charming Brownlow Street in Comber, this delightful 4 bed mid-terrace house offers an exceptional opportunity for families seeking a spacious and comfortable home. With a generous 1,292 square feet of living space, this property, built in 1900, combines period charm with modern convenience.

Upon entering, you are welcomed into a large family living room, which boasts a feature fireplace, creating a warm and inviting atmosphere perfect for gatherings and relaxation. The bright and airy kitchen dining space is ideal for family meals and entertaining guests, providing a lovely view of the expansive rear garden.

The property features four well-proportioned bedrooms, offering ample space for family members or guests. The single bathroom is conveniently located to serve the needs of the household. Outside provides an ample rear garden space which is raised up through steps from the back of the property.

This property represents outstanding value for money in a desirable location, making it an excellent choice for those looking to settle in Comber. With its blend of character, space, and potential, this home is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

EPC Rating D55 / C69

TO VIEW OR MAKE A BID Contact Cairns and Downing 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 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. 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.