

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

15 Victoria Road, Larne

Starting Bid: £80,000.00



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.

Situated within walking distance to the Town Centre and all local amenities, this is an excellent opportunity for the purchaser to acquire this substantial three storey town house.

Affording spacious living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, shower room with white suite and four bedrooms. Externally, the property has a walled front garden and enclosed low maintenance rear garden.

Chain Free, the property is keenly priced to sell.

Features

- Substantial three storey mid town house
- Gas fired central heating
- Upvc double glazing

Spacious lounge with bay window
Modern fitted kitchen - integrated appliances
Shower room
Four bedrooms
Walled front garden
Enclosed low maintenance rear garden
Popular central location
EPC Rating C72 / D61

Room Details ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

A spacious bright room, with laminate wood flooring. Bay window.

KITCHEN

Modern range of fitted upper and lower units. Integrated electric hob, oven and extractor fan. Single drainer Stainless steel sink unit. Plumbed for automatic washing machine. Floor tiling.

BEDROOMS x4

SHOWER ROOM

White suite incorporating W.C., vanity wash hand basin and separate shower cubicle.

GARDENS

Walled front garden. Enclosed low maintenance rear garden.

3D Tour - Copy and passte the following link

<https://tour.giraffe360.com/23e48522dd994903a41e94762abdf089>

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd 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.