Reeds Rains Estate Agents & Letting Agents
Somerset House
240-242 Ormeau Road
Belfast
BT7 2FZ
t: 02890 680420
email: belfast@reedsrains.co.uk

2 Daphne Street, Belfast

Starting Bid: £89,950.00

For sale by Reeds Rains Estate Agents & Letting Agents 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.

A fantastic opportunity to acquire a two-bedroom end-terrace property with excellent potential for modernisation. Situated on Daphne Street, property offers well-proportioned accommodation and represents an exciting opportunity for a purchaser seeking a home to renovate and personalise.

The accommodation comprises an open-plan kitchen and living area, two bedrooms and a bathroom. It presents an excellent investment opportunity. The open-plan kitchen/living space provides a versatile heart to the property, while the two bedrooms offer comfortable accommodation for a range of purchasers.

With its end-terrace position and scope for improvement, the property is likely to appeal to first-time buyers, investors and those looking for a refurbishment project. Early viewing is highly recommended to appreciate the potential this property has to offer.

Entrance porch
UPVC double glazed door leading to entrance porch

Kitchen/Living Space
Glazed door leading to open plan kitchen living space. Laminate wooden flooring. Kitchen with range of high and low level units, space for oven and fridge freezer. UPVC Double Glazed door leading to rear yard

First floor landing
Access to roof space

Bedroom 1
Laminate wooden flooring, range of built in wardrobes

Bedroom 2
Laminate wooden flooring, built in storage

Bathroom
White suite compromising: Low flush WC, pedestal wash hand basin, electric shower unit

Outside
Fully enclosed rear yard, oil fired boiler and UPVC oil tank

To VIEW or MAKE a bid contact Reeds Rains Estate Agents & Letting Agents 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.