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## **14 Villa Terrace, Ederney**

**Starting Bid: £65,000.00**



For sale by Locate Estate 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the market this Mid-Terrace House in the village of Ederney close to all local amenities.

It has a spacious living room with open fire, kitchen/dining room, 3 bedrooms, 2 W/C , private concrete back yard, oil fired central heating & PVC windows.

This property would be ideal for first time buyers or investors.

Ground floor  
Entrance hall Laminated flooring  
Cloak/storage room

Kitchen/dining area  
(21'5 x 7'5)

Partly tiled walls with a range of high and low level units recently painted, electric hob/cooker, extractor fan, 1 1/2 stainless steel drainer sink, ceramic tiled floor.

Living room  
(11'4 x 11'8)

Laminate floor, Black cast iron fire set on tiled hearth

First floor  
Bathroom  
(7'3 x 5'5)

3 piece suite with integralelectric shower/bath with tiled walls & vinyl flooring.

Bedroom 1 (12'8 x 8'9) Vinyl flooring

Bedroom 2 (8'10 x 6'9) Vinyl flooring

Bedroom3 (12'6 x 5'7) Vinyl flooring

Sperate W/C  
Ceramic Toilet & wash hand basin, Vinyl flooring

Hot press Slatted Shelving

Tenure: Freehold

Rates: £577.27 pa

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TO VIEW OR MAKE A BID Contact Locate Estate Agents or iamsold NI, [www.iamsoldni.com](http://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. IAM Sold 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.