

**Reeds Rains Estate Agents & Letting Agents**  
**Reeds Rains**  
**18 Main Street**  
**BANGOR**  
**BT20 5AG**  
**t: 02891 463721**  
**email: bangor\_ni@reedsrains.co.uk**

## **13 Beatrice Avenue, Bangor**

### **Starting Bid: £93,000.00**



For sale by Reeds Rains Estate Agents, Bangor 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.

This excellent mid terrace property located off High Street, Bangor, although requires modernisation, offers huge potential and has been priced accordingly. Conveniently located in Bangor City Centre, there are many amenities on your door step including shops, cafes and restaurants. Ideal for the first time buyer and investor alike, we have no hesitation in recommending immediate viewing.

#### **Additional Information**

Mid Terrace  
2 Bedrooms  
Through Lounge  
Fitted Kitchen  
Shower Room with White Suite  
Oil Fired Heating  
Convenient Location

Ideal First Time Buy of Investment  
Energy Rating 49E / 63D

#### Entrance Porch

uPVC double glazed front door, wood block flooring, glazed door to hall.

#### Entrance Hall - Through Lounge

5.61m x 2.72m (18'5" x 8'11")

Laminate wooden floor, cornice ceiling, hot press with storage above.

#### Kitchen

3.76m x 2.03m (12'4" x 6'8")

Single drainer stainless steel sink unit, excellent range of high and low level units with laminated work surfaces, space for cooker, extractor fan and canopy, plumbed for washing machine, part tiled wall, under stairs storage, hardwood door to rear yard.

#### First Floor

##### Bedroom 1

3.89m x 2.46m (12'9" x 8'1")

Laminate wooden floor.

##### Bedroom 2

2.97m x 2.54m (9'9" x 8'4")

Laminate wooden floor, double built in robe.

#### Shower Room

White suite comprising: fully tiled built in shower cubicle with Mira shower unit, low flush WC, pedestal wash hand basin, fully tiled walls, extractor fan.

#### Outside

Enclosed yard to rear housing oil boiler and PVC tank.

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Bangor or iamsold,  
[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. 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.

### **Ground Floor**

#### **Entrance Porch**

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