

Reeds Rains Estate Agents & Letting Agents
Reeds Rains
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Glengormley
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183 Cambrai Street, Belfast

Starting Bid: £79,950.00



For sale by Reeds Rains Estate Agents, Glengormley 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.

Spacious mid terrace property situated between the Shankill Road and Crumlin Road, Belfast.

The property offers a superb location with many local amenities close at hand and Belfast City Centre is easily accessible by bus or car. Internally the property comprises of a bright and spacious open plan living / dining room and a fitted kitchen, bathroom suite also on the ground floor.

The first floor features two good sized bedrooms. Externally the property has an enclosed rear yard. Further features include gas fired central heating.

Sure to appeal to both first time buyers and investors in today's market, a high level of interest is anticipated.

Accommodation
Entrance Hall
Tiled entrance hallway.

Hallway
Laminate flooring.

Lounge Open To Dining Area
6.4m x 2.97m (21'0" x 9'9")
Spacious open plan lounge and dining. Feature fireplace. Window to the front. Built in understair storage cupboard.

Galley Style Kitchen
3.05m x 2.16m (10'0" x 7'1")
Range of high and low level units with matching worktop surfaces. Stainless steel drainer unit and sink. Tiled splashback areas. Plumbed for kitchen appliances. Gas boiler. Access to downstairs bathroom.

Downstairs Bathroom
White three piece suite comprising panel bath with shower attachment, wash hand basin and WC. Tiled splashback areas.

Stairs To First Floor Landing

Bedroom One
4.06m x 3.07m (13'4" x 10'1")

Bedroom Two
3.35m x 2.44m (11'0" x 8'0")

Converted Roofspace
3.7m x 3.07m (12'2" x 10'1")
Access via roofspace ladder. Velux window. Eave storage.

Externally
On Street Parking
Enclosed Rear Yard

Additional Information
Ideal for First Time Buyers Or Investors Alike
Spacious Mid Terraced Home
Located Just Few Miles From Belfast City Centre
Open Plan Lounge and Dining
Kitchen and Downstairs Bathroom Suite
Two Good Bedrooms
Gas Central Heating System and Double Glazed Windows
Energy Rating D57/C75
Tenure: Leasehold
Rates: £441.28

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/dfe0f2b6f0404b6fbcdbd8bf4ea356061/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Glengormley 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.

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