



**Brian  
Todd**  
.co.uk

**11 Glynnview Avenue, Larne, BT40 1BT**

**Guide Price £49,950**

## FEATURES

- **TRADITIONAL MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE/DINING ROOM**
- **KITCHEN - RANGE OF FITTED UNITS**
- **TWO BEDROOMS**
- **BATHROOM**
- **GREAT SCOPE FOR FURTHER IMPROVEMENT**
- **POPULAR CENTRAL LOCATION**
- **CHAIN FREE**

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](http://iamsoldni.com).

Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Within walking distance to the Town Centre and most local amenities, this is a superb

opportunity for the investor and keen D.I.Y. enthusiast to acquire this traditional mid town house.

Providing great scope for further improvement the property comprises of a spacious lounge/dining room, fitted kitchen, two bedrooms and bathroom.

Benefiting from Oil Fired Central Heating and u.P.V.C. Double Glazing, viewing is strictly by appointment only through Agents.

Auctioneers 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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale 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.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

#### LOUNGE/DINING ROOM:

#### KITCHEN:

Range of fitted upper and lower level units.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

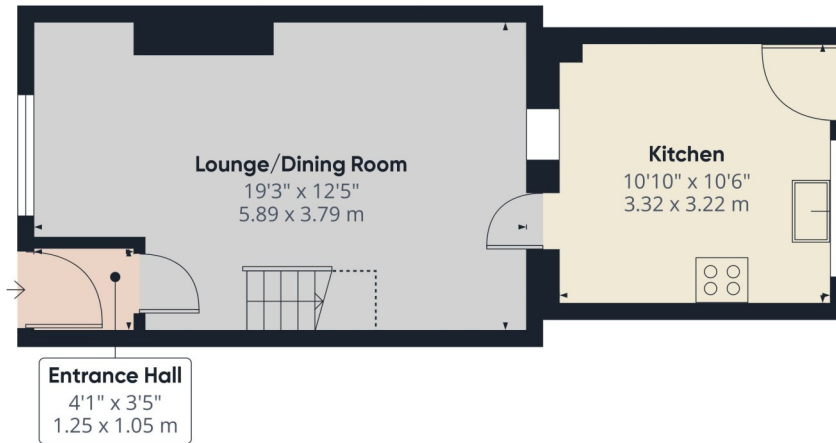
#### BATHROOM:

Incorporating W.C., wash hand basin and panelled bath.

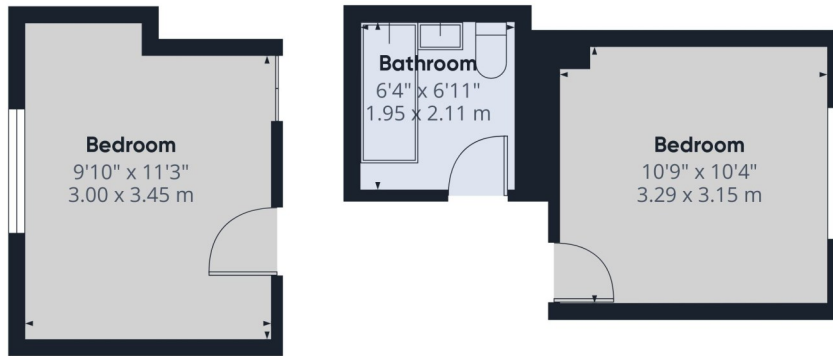
### Outside

Rear yard.





Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**

622.9 ft<sup>2</sup>  
57.87 m<sup>2</sup>

**Reduced headroom**

12.62 ft<sup>2</sup>  
1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



naea  
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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