

# RODGERS & BROWNE

BY ON-LINE AUCTION

1 Marine Parade, Bangor Road  
Holywood BT18 9HY

*Bids over £99,950  
plus reservation fee\**



## THE AGENTS PERSPECTIVE...

With the seashore and coastal path just yards away, the town centre a short stroll and the train station also close by, the location can only be described as 'convenient'!

In need of refurbishment, the house will no doubt appeal to those seeking to enhance the accommodation and secure an attractive 'buy-to-let' investment.

Definitely worth consideration.

## AUCTION LINK:

<https://nipropertyauction.com/properties/42cc30147b0a4105823a84c6c58a568f.html>



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

## THE FACTS YOU NEED TO KNOW...

Three bedrooms two reception rooms

Exceptionally convenient to sea shore, town centre and train station

Excellent 'buy-to-let' potential

Gas fired central heating

uPVC double glazing

Space for garage and parking space

In need of refurbishment and priced accordingly

Great rental potential

Small rear garden

Good addition to a property portfolio

Red brick semi-detached home



Dining room

**To view or make a bid**, contact agents: Rodgers & Browne on 028 9042 1414 [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk) OR The Northern Ireland Property Auction on 028 9560 8380 [nipropertyauction.com](http://nipropertyauction.com).

### Starting Bid and Reserve Price

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Unconditional Method of Auction, which is powered by IAM Sold.

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

On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee\* of 3.6% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with **iamsold** and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Living room



Kitchen

## The Property Comprises...

### GROUND FLOOR

uPVC double glazed front door and side panels.

### ENTRANCE HALL

Laminate flooring.

### LIVING ROOM

11'9" x 11'1" (3.58m x 3.38m)

Semi circular bay window. Electric coal effect fireplace.

### DINING ROOM

10'10" x 10'6" (3.3m x 3.2m)

Laminate flooring, sliding aluminium double glazed doors to patio and rear garden.

### EXTENDED KITCHEN

18'7" x 8'3" (5.66m x 2.51m)

Single drainer stainless steel sink unit, tiled floor, uPVC double glazed door to side and parking space. Kitchen requires refit.

### FIRST FLOOR

### BEDROOM (1)

11'7" x 10'11" (3.53m x 3.33m)

Semi circular bay window.

### BEDROOM (2)

10'10" x 10'7" (3.3m x 3.23m)

### BEDROOM (3)

10'5" x 8'3" (3.18m x 2.51m)

### BATHROOM

7'5" x 5'0" (2.26m x 1.52m)

Panelled bath, mixer taps, telephone hand shower, pedestal wash hand basin, low flush wc., laminate flooring.

### OUTSIDE

Crazy paved driveway / parking space.

Former timber garage as garage space.

Small garden to front and rear. Flagged patio.

### LOCATION

House is on corner of Marine Parade and The Esplanade leading to the Kinnegar area, the loughshore and coastal path.

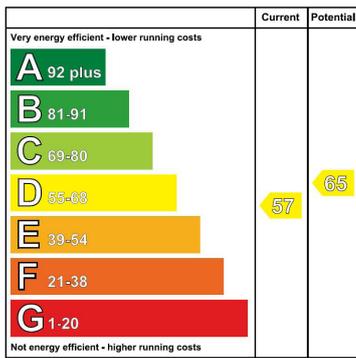
# Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)



## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

TBC

## RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2018 /2019 is approximately £980.00

## VIEWING

By appointment with **RODGERS & BROWNE**.

**RODGERS & BROWNE**

[RODGERSANDBROWNE.CO.UK](http://RODGERSANDBROWNE.CO.UK)

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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

## FLOORPLAN



Total area: approx. 82.8 sq. metres (891.2 sq. feet)

or illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

**1 Marine Parade, Holywood**