

Robert Wilson Estate Agency
Robert Wilson Estate Agency Group
80 Main Street
CRAIGAVON
BT67 0LQ
t: 028 9261 3100
email: moira@robertwilson.co.uk

53 Holm Terrace, Dromore

Starting Bid: £75,000.00



For sale by Robert Wilson Estate Agency 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.

CASH BUYERS ONLY

Charming 2-Bed Gem Just Outside Dromore!

Cosy bedrooms, a welcoming reception, and a modern kitchen make 53 Holm Terrace a comfort haven.

The ground floor bathroom and a rear garden with parking offer practicality. Located just outside Dromore, it blends peace with accessibility to amenities.

Ideal for first-time buyers or downsizers, this charming residence provides a tranquil lifestyle moments away from town.

Quaint Living, Prime Location: Experience charm and practicality at 53 Holm Terrace,

perfectly situated for a serene lifestyle just beyond bustling Dromore. Don't miss the chance to make this your own - schedule a viewing today!

GROUND FLOOR

Entrance hall

Hardwood entrance door

Living room

4.1m x 3.6m (13' 5" x 11' 10")

The living room is cosy and inviting, complete with an open fireplace which has been capped, and wood laminate flooring. Stairs leading to first floor.

Kitchen/dining space

4m x 2.4m (13' 1" x 7' 10")

Fitted kitchen with range of high and low level units, laminate worktops, built-in oven and 4 ring ceramic hob, extractor fan over, tiled splash back, tiled flooring, space for washing machine, fridge freezer, recessed lighting, 'Velux' roof light.

Bathroom

2.9m x 2.4m (9' 6" x 7' 10")

White suite comprising; pedestal wash hand basin, panelled bath tub, low flush W.C, walk-in shower cubicle with rainfall fitting and telephone fitting, tiled flooring, 'Velux' roof light, extractor fan, recessed lighting.

FIRST FLOOR

Bedroom 1

3.9m x 3.6m (12' 10" x 11' 10")

Bedroom 2

3.9m x 2.5m (12' 10" x 8' 2")

OUTSIDE

Garden

Enclosed rear entry with 6ft gate

Combi oil fired boiler in stainless steel housing

Stoned parking area belong to no. 53 to the rear. Well maintained garden area in lawn.

2 Bedrooms

1 Reception room

1 parking space to rear

Garden in lawn

Bathroom with full suite

Oil fired combi boiler

Energy Rating E48/D64

Tenure: Freehold

Rates: £492.97

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 hall
Hardwood entrance door

Living room
4.1m x 3.6m (13' 5" x 11' 10")

The living room is cosy and inviting, complete with an open fireplace which has been capped,

and wood laminate flooring. Stairs leading to first floor.

Kitchen/dining space

4m x 2.4m (13' 1" x 7' 10")

Fitted kitchen with range of high and low level units, laminate worktops, built-in oven and 4 ring ceramic hob, extractor fan over, tiled splash back, tiled flooring, space for washing machine, fridge freezer, recessed lighting, 'Velux' roof light.

Bathroom

2.9m x 2.4m (9' 6" x 7' 10")

White suite comprising; pedestal wash hand basin, panelled bath tub, low flush W.C, walk-in shower cubicle with rainfall fitting and telephone fitting, tiled flooring, 'Velux' roof light, extractor fan, recessed lighting.

FIRST FLOOR

Bedroom 1

3.9m x 3.6m (12' 10" x 11' 10")

Bedroom 2

3.9m x 2.5m (12' 10" x 8' 2")

OUTSIDE

Garden

Enclosed rear entry with 6ft gate

Combi oil fired boiler in stainless steel housing

Stoned parking area belong to no. 53 to the rear

Well maintained garden area in lawn.